PICK-UP

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
Fax: 901-761-5690

BILL GARRETT, Davidson County
Trans:T20090062890 DEEDTRS
Recvd: 09/14/09 15:40 2 pgs
Fees:13.00 Taxes:297.85
20090914-0085864

Name: Francis Cegelka a/k/a Fran Cegelka
S & K#: 09-017288

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 15, 2005, recorded in Instrument number 20060106-0002340 in the Register's Office of Davidson County, Tennessee, Francis Cegelka, unmarried, conveyed to Wesley D. Turner, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20090716-0066805 in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on July 8, 2009 at 10:00 am, at which time it was announced the sale adjournment to August 7, 2009 at 10:00 am, at which time it was announced sale was further adjourned to August 28, 2009, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Duke Logan and B.B. Logan whose address is 109 King Arthur Drive, Franklin, TN 37067, at and for the sum of $80,500.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Duke Logan and B.B. Logan has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Duke Logan and B.B. Logan, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Duke Logan and B.B. Logan, their heirs, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 152, on the Plan of First Revision of the Condominium Site Plan of River Glen, a Planned Unit Development, Phase IV, Section 1, as shown by plat appearing of record in Plat Book 9700, Page 283, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20060106-0002340, in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument number 20060106-0002340, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20030512-0063346 and re-recorded in Warranty Deed in Instrument Number 20030910-0132054, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Duke Logan and B.B. Logan, their heirs, successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Shapiro & Kirsch

Ashley M. Jones, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 28th day of August, 2009, before me, a Notary Public, in and for said State and County, personally appeared Ashley M. Jones, with whom I am personally acquainted, and who, upon oath acknowledged to be the Authorized Agent of Shapiro & Kirsch the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

TRAVIS SCAGGS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 02/01/2012

2/1/2012
My commission expires:

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $80,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 80,500.

AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 14 DAY OF Sept 20 09
B. Wiles
Deputy Register

Affiant

me on the _____, day of _____, 2009.

Notary Public

PROPERTY ADDRESS: 2342 Benay Road, Nashville, TN 37214

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Duke Logan and B.B. Logan
109 King Arthur Drive, Franklin, TN 37067

S & K #:09-017288
Map & Parcel – 52-13-B-114.00CO

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.