BILL GARRETT, Davidson County
Trans:T20090071949 DEEDTRS
Recvd: 10/22/09 13:36 3 pgs
Fees:18.00 Taxes:129.87
20091022-0097759

THIS INSTRUMENT PREPARED BY:
R. N. "BO" TAYLOR, Esq.
TAYLOR & SCHECHTER, P.C.
305 Fourteenth Avenue, North
Nashville, Tennessee 37203-3416
(615) 859-0060

Based on information provided by the parties.

SUBSTITUTE TRUSTEES DEED

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
Vanderbilt Mortgage and Finance, Inc.	Same	Map 081-15-0 Parcel 274.00
P.O. Box 9800		
Maryville, Tennessee 37802		

WHEREAS, on March 31, 2004, Janice Linder, married and Edward W. Linder, non-obligor spouse/owner, executed a certain Deed of Trust conveying the property therein described to Ernest B. Williams, IV, Trustee, to secure said indebtedness therein described in such Deed of Trust to CIT Group/Consumer Finance, Inc., as Trustee for Mortgage Electronic Registration Systems, Inc (MERS), of record in Instrument No. 200404190044134, Register's Office for Davidson County, Tennessee.

WHEREAS, by Appointment of Substitute Trustee of record in Instrument No. 20090910-0084721, said Register's Office, MERS, by virtue of its authority set forth in the aforesaid Deed of Trust, did appoint R.N. "BO" TAYLOR, Substitute Trustee, with all the title, power and duties conferred upon the Trustee by said Deed of Trust, and

WHEREAS, default having been made in the payment of the indebtedness secured by such Deed of Trust, the undersigned, R. N. "BO" TAYLOR, Substitute Trustee, at the request of the holder of the indebtedness and under and by virtue of the powers vested in me as Substitute Trustee, by such Deed of Trust, advertised such real property as required by law under the terms of such Deed of Trust on September 25, 2009, October 2, 2009 and October 9, 2009 in The Davidson A.M., a newspaper published in Davidson County, Tennessee for sale for cash, and in bar of all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the property, all of which were expressly waived in said Deed of Trust, for the purpose of paying such indebtedness.

WHEREAS, pursuant to such advertisement, on October 16, 2009 at 1:00 p.m. at the front door of the Sommett Center in Nashville, Davidson County, Tennessee, the undersigned, R. N. "BO" TAYLOR, Substitute Trustee, offered for sale at public outcry to the highest bidder the real property described below, for cash, and in bar of all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the

property, all of which were expressly waived in said Deed of Trust, and at such sale, Vanderbilt Mortgage and Finance, Inc. being the highest and best bidder, became the purchaser of such property for a price of $35,100.00.

NOW THEREFORE, in consideration of the premises, the payment of the aforesaid purchase price and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the undersigned R. N. "BO" TAYLOR, Substitute Trustee, hereby sell, grant and convey to said Buyer all right, title and interest which I, as said Trustee can or should convey, particularly including all warranties of title made by the Grantors to or for the benefit of the Trustee or his/her successors within the said Deed of Trust; and I will warrant and defend to said Buyer title to said property against any claims by anyone claiming by, through, or under, but not further or otherwise, the following described real estate:

Map/Parcel 81-15-274

Being Lot No. 256 on the Plan of McGavock, Wetmore and Others Second Addition to Nashville, as of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edward Linder by deed from Edward W. Linder and Janice Linder and filed for record on March 6, 2003 in Instrument No. 20030306-0029559, Register's Office for Davidson County, Tennessee.

ALSO KNOWN AS: 1505 14th Avenue, North, Nashville, Tennessee 37208

This property includes a used 1997 General manufactured home, Identification No. GMHGA4409614066A GMHGA4409614066B which was purchased under an installment contract-security agreement which evidences the deed and which will stay with the land.

SAID PROPERTY is conveyed subject to any and all unpaid taxes, restrictions, easements and building setback lines, and to any prior or superior liens or judgments.

IN WITNESS WHEREOF, the undersigned has executed this Deed as of the 20th day of October, 2009.

R.N. "Bo" Taylor
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned of said county, R. N. "BO" TAYLOR, Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for he purposes therein contained.

Witness my hand, at office, this 20th day of October, 2009.

Jenny Taylor Gray
NOTARY PUBLIC

My commission expires: 11-7-12

JENNY TAYLOR GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $35,100.00.

R. N. "Bo" Taylor
AFFIANT

Subscribed and sworn to before me this the 20th day of October, 2009.

Jenny Taylor Gray
NOTARY PUBLIC

My commission expires: 11-7-12

JENNY TAYLOR GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY