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:T20090075918 DEEDTRS
Recvd: 11/06/09 11:19 2 pgs
Fees:13.00 Taxes:133.20
20091106-0102844

Name: William E. Collier
S & K#: 09-019482

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 31, 2005, recorded in Instrument number 20051102-0132632 in the Register's Office of Davidson County, Tennessee, William E. Collier, an unmarried man, conveyed to Saturn and Mazer Title Services, Inc., 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 20090827-0080558 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 September 16, 2009, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 AM; 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 James Roberts whose address is 201 Thompson Lane, Suite 200, Nashville, TN 37211, at and for the sum of $3[illegible],000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, James Roberts 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 James Roberts, 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 James Roberts, his heir, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Goodlettsville, County of Davidson, State of Tennessee, to-wit:

Described property located in the Eleventh (11th) Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at an existing concrete monument located in the northerly right of way margin of Campbell Road (having a 50-foot right-of-way) approximately 845 feet West of Dickerson Pike (also known as U. S. 31 West, U.S. 41) marking the Southwest corner of Lot 63 on the Plan of Echo Hill Estates - Section One of record in Plat Book 6900, Page 634, Register's Office for said County, and the Southeast corner of this tract; thence, with the Northerly margin of Campbell Road North 86 degrees 59 minutes 52 seconds West, 17.60 feet to an existing iron pin; thence North 86 degrees 39 minutes 34 seconds West 63.84 feet to an existing iron pin; thence North 86 degrees 21 minutes 18 seconds West, 8.0 feet to an existing concrete monument, the Southeast corner of Lot 64 of said Plan, and the Southwest corner of this Tract, thence leaving said Northerly margin along the East line of Lot 64, North 3 degrees 40 minutes 44 seconds East, 149.60 feet to an existing concrete monument in the South line of that property owned by Echo Hill Joint Venture of record in Deed Book 7489, Page 982, for said County, the Northeast corner of Lot 64 and the Northwest corner of this Tract; thence with said South line, South 86 degrees 47 minutes 13 seconds East 14.62 feet to a point; thence South 85 degrees 25 minutes 23 seconds East 50.07 feet to a point; southeast corner of said Echo Hill Joint Venture property and the Southwest corner of a second tract of land owned by Echo Hill Joint Venture of record in Deed Book 7489, Page 976, for said County; thence with the South line of said second tract, South 88 degrees 39 minutes 16 seconds East 22.80 feet to an existing concrete monument; the Northwest corner of Lot 63 of the said Echo Hill Estates-Section One and the Northeast corner of this tract; thence with the West line of Lot 63, South 2 degrees 55 minutes 15seconds West 149.29 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20051102-0132632, 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 20051102-0132632, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20051102-0132631, 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 James Roberts, his heir, 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 16th day of September, 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
consideration for this t
property transferred w

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 36,000
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 6th DAY OF Nov 20 09
Deputy Register

information, and belief, the actual
ır greater than the amount which the

iant

Subscribed and sworn to before me on the _____, day of _____, 2009.

Notary Public

PROPERTY ADDRESS: 1134 Campbell Road, Goodlettsville, TN 37072

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
James Roberts
201 Thompson Lane, Suite 200, Nashville, TN 37211

S & K #:09-019482
Map & Parcel – 03300002700

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