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:T20090076473 DEEDTRS
Recvd: 11/09/09 12:46 2 pgs
Fees:13.00 Taxes:775.63
20091109-0103540

PICK-UP

Name: Lani Greer
S & K#: 08-008957

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 23, 2007, recorded in Instrument number 20070530-0064298 in the Register's Office of Davidson County, Tennessee, Lani L. Greer, conveyed to Old Republic National Title Insurance Co., 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 20091012-0094611 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 October 22, 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 Gateley whose address is 109 Valley Green Drive, Nashville, TN 37013, at and for the sum of $209,628.82, that being the highest and best bid offered; and,

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

Described property located in the Fifth Civil District of Davidson County, Tennessee, more particularly described as follows:

Tract Number 16 on the survey of the James William and Martha Wisener farm described according to a survey by Barry Greer and associates, dated April 8, 1979, as follows:

Beginning at a point in the north margin of old Franklin Road, said point being 760.1 feet in a westerly direction along the north margin of Old Franklin Road from the southeast corner of a tract of land conveyed to Claude G. Wayman and wife, by deed of record in book 3183, page 209, Register's Office for Davidson County, Tennessee; thence with the west line of Tract Number 17 north 8 degrees 5 minutes east 836.62 feet to a point in the south margin of Cane Ridge Road, said point being the northwest corner of Tract Number 17; thence with said south margin of Cane Ridge Road north 62 degrees 35 minutes west 26.0 feet to a point; thence continuing with said south margin of Cane Ridge Road and with a curve having a radius of 2855.55 feet in a northwesterly direction 402.86 feet to a point, said point being the northwest corner of Tract Number 14; thence with a segment of the east line of Tract number 14 south 8 degrees 05 minutes west 320.0 feet to a point, said point being the northwest corner of Tract Number 15; thence with the north line of Tract Number 15 south 81 degrees 55 minutes east 210.0 feet to a point, said point being the northeast corner of Tract Number 15; thence with the east line of Tract Number 15 south 8 degrees 05 minutes west 698.49 feet to a point in the north margin of Old Franklin Road, said point being the southeast corner of Tract Number 15; thence with said north margin of Old Franklin Road and with a curve having a radius of 930.00 feet in an easterly direction 184.9 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20070530-0064298, 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 20070530-0064298, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 200408030092585, 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 Gateley, 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 22nd day of October, 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:

Travis Scaggs
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 $209,628.82 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

Notary Public

PROPERTY ADDRESS: 5521 Cane Ridge Road, Antioch, TN 37013

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
James Gateley
109 Valley Green Drive, Nashville, TN 37013

S & K #:08-008957
Map & Parcel – 17400001900

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$209,628.82
James Gateley
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November 2009
Deputy Register