BILL GARRETT, Davidson County
Trans:T20090078967 DEEDTRS
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20091119-0106785

THIS INSTRUMENT
PREPARED BY:
John F. Teitenberg
Frost Brown Todd, LLC
424 Church Street, Suite 1600
Nashville, Tennessee 37219

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
U.S. Bank National Association 9918 Hibert Street San Diego, CA 92131	Same	083-13-0B-101.00

WHEREAS, by Tennessee Deed of Trust, Security Agreement and Assignment of Rents and Leases dated May 16, 2006 ("Deed of Trust"), executed by Angela Brooks, 1009 Fatherland Street, Nashville, Tennessee 37206 (the "Borrower"), to Mary Frances Rudy ("Trustee") and recorded at Instrument No. 20070601-0065456 in the Register's Office of Davidson County, Tennessee, to secure the Note and indebtedness therein described and payable to U.S. Bank National Association (the "Beneficiary" or "U.S. Bank"), together with all amendments thereto and extensions thereof; and

WHEREAS, the Beneficiary appointed John F. Teitenberg, Esq. as Substitute Trustee by instrument recorded at Instrument No. 20090722-0068858 in said Register's Office; and

WHEREAS, default was made in the payment of the Note and in the performance of the covenants made in said Deed of Trust, by reason of which the entire balance of the Note is due and payable, and, as a result, 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 of the Beneficiary, the said property was advertised for sale by the undersigned, in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on October 30, 2009, at 10:00 a.m. at the Davidson County Courthouse, Nashville, Davidson County, Tennessee; 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 (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder), free from the equity of redemption and all other rights of redemption, statutory or otherwise, homestead, dower, and all other exemptions and marital rights, all of which are expressly waived by the Tennessee Deed of Trust, at which sale, U.S. Bank National Association was the highest and best bidder became the purchaser of said property at and for the sum of ONE HUNDRED TWELVE THOUSAND SIX HUNDRED AND THIRTY-SEVEN DOLLARS AND 00 CENTS ($112,637.00) by credit bid upon the indebtedness secured (the "Credit Bid Amount"); and

WHEREAS, the Credit Bid Amount having been applied in payment of the advertising charges, attorneys' fees, and all other costs of sale, and the balance applied as payment or credit on the Note or notes thereby secured;

NOW, THEREFORE, I, John F. Teitenberg, Substitute Trustee, exercising the power and authority vested in me, and in bar of the equities of redemption, statutory redemption, dower and homestead, do hereby sell, transfer and convey unto U.S. Bank National Association, as grantee (the "Grantee"), the following described real estate having an address of 1009 Fatherland Street, Nashville, TN 37206, in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 101, 37206 BUILDING CONDOMINIUM, as established under Master Deed of record in Instrument 20051006-0120763, amended at Instrument Nos. 20051027-0129747, 20061023-0131425, re-recorded at Instrument No. 20061101-0135575 and at Instrument No. 20061113-0140785, and 20070112-0005378, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Angela Brooks by deed from Martin Corner, G.P. of record in Document Number 20070601-0065451, Register's Office for Davidson County, Tennessee.

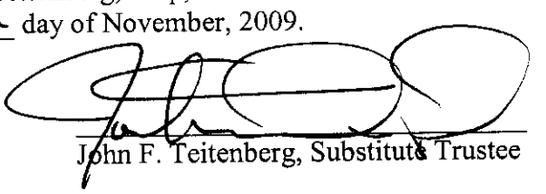
SAID PREMISES being known as and by the street number 1009 Fatherland Street, Nashville, TN 37206.

The above-described property is improved property.

The sale was advertised and made as trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances and further subject to easements and encumbrances of record and any unpaid taxes or assessments owing on the property and this conveyance is so made. However, grantor, as Substitute Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the covenants and warranties contained in the Deed of Trust and in any prior deeds referred to in said Deed of Trust.

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumbrances of record.

IN WITNESS WHEREOF, John F. Teitenberg, Esq., as Substitute Trustee, has caused this instrument to be executed this the 19th day of November, 2009.



John F. Teitenberg, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, John F. Teitenberg, Esq., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this the 19th day of November, 2009.

Angela K. Beasley
Notary Public

My Commission Expires:
My Commission Expires: March 4, 2013

ANGELA K. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

The actual consideration or value of the property is $112,637.00.

R Lugo
Affiant, Patricia S. Lugo, Sr. Liquidation Officer, AVP

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

See attached
Notary Public

My Commission Expires:

_____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Diego }

On November 6, 2009 (Date) before me, Elizabeth Phillips (Here insert Name and Title of the Officer),

personally appeared Patricia S. Lugo (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ELIZABETH PHILLIPS
Commission # 1797450
Notary Public - California
San Diego County
My Comm. Expires May 5, 2012

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Elizabeth Phillips (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Substitute Trustee's Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
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