BILL GARRETT, Davidson County
Trans:T20090086363 DEEDTRS
Recvd: 12/23/09 11:47 2 pgs
Fees:13.00 Taxes:152.63
20091223-0116769

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

Name: Bobby R. Murphy
S & K#: 08-006302

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 13, 2007, recorded in Instrument number 20070221-0021357 in the Register's Office of Davidson County, Tennessee, Bobby R. Murphy, an unmarried man, conveyed to USA Title & Escrow, 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 20091113-0104693, 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 December 1, 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 Mortgage Electronic Registration Systems, Inc. as nominee for SRMOF 2009-1 Trust, whose address is Selene Finance, LP, 9990 Richmond, Suite 100, Houston, Texas 77042 at and for the sum of $41,250.00, that being the highest and best bid offered; and,

WHEREAS, the said Mortgage Electronic Registration Systems, Inc. as nominee for SRMOF 2009-1 Trust, has assigned it's interest in the said property to Selene RMOF REO Acquisition LLC; and,

WHEREAS, the purchaser, being the holder of the indebtedness 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 Mortgage Electronic Registration Systems, Inc. as nominee for SRMOF 2009-1 Trust, 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 Selene RMOF REO Acquisition LLC, its 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 the Twelfth (12th) Civil District of Davidson County, Tennessee, to wit:

Lot Number 1 of Block A of the unrecorded plan of the Jack Burton Subdivision, and described according to a survey made by Hickerson and Hickerson, Engineers, dated December 22, 1960, as follows:

BEGINNING at a point in the northerly margin of West Green Lane, formerly Smith's Lane, 1410 feet, more or less, from the westerly margin of White's Creek Pike; thence North 12 degrees West 255 feet to an iron pin; thence South 89 degrees 56 minutes East 100 feet to an iron pin; thence South 11 degrees 47 minutes East 260 feet along the westerly margin of the G. H. Gregory property to the northerly margin of said West Green Lane; thence westerly along the northerly margin of said West Green Lane, 100 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20070221-0021357 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 Instrument number 20070221-0021357 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20050215-0017075, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

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 Selene RMOF REO Acquisition LLC, its 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, LLP

Ashley M. Jones, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 1st day of December, 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, LLP 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 or value of property conveyed (whichever is greater) is $41,250.00.

Affiant

Subscribed and sworn to before me on the date written above.

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

PROPERTY ADDRESS: 648 West Green Lane, Nashville, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Selene RMOF REO Acquisition LLC
9990 Richmond
Suite 100
Houston, Texas 77042

S & K #:08-006302
Map & Parcel – 04900012700