PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
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Memphis, TN 38119
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BILL GARRETT, Davidson County
Trans:T20100003375 DEEDTRS
Recvd: 01/19/10 11:56 2 pgs
Fees:13.00 Taxes:1203.03
20100119-0004282

Name: Pierluigi Mariani, and Shaun Mariani
S & K#: 09-022874

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 26, 2007, recorded in Instrument Number 20071231-0148609 in the Register's Office of Davidson County, Tennessee, Shaun Mariani and Pierluigi Mariani, wife and husband, conveyed to Harold D. King, 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 20091230-0118452, 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 January 4, 2010, 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 Beneficial Tennessee Inc., whose address is HSBC Consumer Lending Mortgage Servicing, 636 Grand Regency Blvd, Brandon, Florida 33509 at and for the sum of $325,144.50, that being the highest and best bid offered; 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 Beneficial Tennessee Inc., 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 Beneficial Tennessee Inc., 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 7th, formerly 11th, Civil District of Davidson County, Tennessee, to wit:

Tract I:

The northerly part of Lot Number 20B on the plan of Oak Hill Subdivision Number 1 as of record in Book 547, Page 49, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at the common corner of Lots Numbers 20A, 20B, 45 and 46 on said plan; thence with the line between said Lots Numbers 20B and 46, Eastwardly 150 feet to the Southeast corner of said Lot Number 46, said point being in the Western boundary line of the A.B. Benedict 15 acre tract; thence with the Western boundary line of said Benedict tract, South 2-3/4 feet West 224-1/2 feet to a point in the Northern boundary line of the property conveyed to Thomas Bradford Brindley and wife, by deed from Anne S. Benedict, of record in Book 1677, Page 249, said Register's Office; thence North 72 degrees 30 minutes West 150 feet, more or less, to the Eastern boundary line of said Lot Number 20A; thence with the line between said Lots Numbers 20A and 20B, North 2-1/2 feet East 194 feet to the point of beginning.

Tract II:

BEGINNING on the Northerly margin of Battery Lane at the Southeast corner of the property conveyed to John D. Shirley and wife, by deed from Anne S. Benedict of record in Book 1646, Page 613, Register's Office for said county; thence with the Northerly margin of Battery Lane, South 70 degrees 30 minutes East 135 feet; thence North 2 degrees 45 minutes East 506 feet; thence North 70 degrees 30 minutes West 135 feet to Shirley's Northeast corner; thence with his East line South 2 degrees 45 minutes West 506 feet to the Northerly margin of Battery Lane, the point of beginning.

Tract III:

BEGINNING at a point in the Northwesterly corner of the T.B. Brindley property of record in Book 1611, Page 249, Register's Office for said county, being the common Northeast corner of the Capps property being herein conveyed; thence North 70 degrees 30 minutes West 135 feet to a point; thence South 2 degrees 45 minutes West 70 feet to a point; thence South 70 degrees 30 minutes 135 feet to a point in the

common boundary between the Capps and Brindley property; thence North 2 degrees 45 minutes East 70 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument Number 20071231-0148609 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 20071231-0148609 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 9818, Page 429, 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 Beneficial Tennessee Inc., 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 4th day of January, 2010, 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.

2/1/2012
My commission expires:

Notary Public

TRAVIS SCAGGS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 07/01/2012

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 $325,144.50.

Affiant

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

2/1/2012
My commission expires:

Notary Public

TRAVIS SCAGGS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 07/01/2012

PROPERTY ADDRESS: 876 Battery Lane, Nashville, TN 37220

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Beneficial Tennessee Inc.
636 Grand Regency Blvd
Brandon, Florida 33509

S & K #:09-022874
Map & Parcel – 132100008.00, 132100011.00 AND 132100063.00