BILL GARRETT, Davidson County
Trans:T20100003764 DEEDTRS
Recvd: 01/20/10 12:57 2 pgs
Fees:13.00 Taxes:467.68
20100120-0004884

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: Sheila P. Dennie,
S & K#: 09-014420

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, by Deed of Trust dated February 23, 2007, recorded in Instrument Number 20070319-0032932 in the Register's Office of Davidson County, Tennessee, Sheila P. Dennie, unmarried, conveyed to T. Larry Edmonsons Office, 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 20090625-0059137, 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 23, 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 Liquidation Properties Inc., whose address is American Home Mortgage Servicing, Inc., 4875 Belfort Rd., Suite 130, Jacksonville, Florida 32256 at and for the sum of $126,400.00, 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 Liquidation Properties 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 Liquidation Properties 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 Davidson County, Tennessee, to wit:

The northwesterly part of Lot Number 35 of the North Nashville Real Estate Company's Plan of Lots as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for a more particular description of said property.

Said part of Lot Number 35 fronts 27.91 feet on the 7th Avenue North beginning at a point in the northwest corner of Lot 35 and running thence in a northeasterly direction along Taylor Street 118.33 feet to a point; thence in a southerly direction 27.75 feet to a point; thence with new interior line of Lot No. 35 117.65 feet to a point; in the easterly margin of 7th Avenue North 27.91 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument Number 20070319-0032932 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 20070319-0032932 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20010628-0068491, 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 Liquidation Properties 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 23rd 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.

KRISSY GILLUM STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires. June 4, 2013

My commission expires:

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 $126,400.00.

Affiant

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

KRISSY GILLUM STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires. June 4, 2013

My commission expires:

Notary Public

PROPERTY ADDRESS: 1332 7th Avenue North, Nashville, TN 37208

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Liquidation Properties Inc.
4875 Belfort Rd.
Suite 130
Jacksonville, Florida 32256

S & K #:09-014420
Map & Parcel – 08209002000