BILL GARRETT, Davidson County
Trans:T20100004201 DEEDTRS
Recvd: 01/21/10 15:20 2 pgs
Fees:12.00 Taxes:0.00
20100121-0005446

Tennessee
Map: #087-000-097.00

Arthur Lance
LITTON: #19429968

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by DEED OF TRUST DATED MAY 30, 2007, AND RECORDED IN REGISTER'S INSTRUMENT: #20070605-0066787; IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, ARTHUR LANCE, A MARRIED PERSON AND WIFE, CAMMIE LANCE, CONVEYED TO LARRY A. WEISSMAN, TRUSTEE(S), 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 REGISTER'S INSTRUMENT: #20090826-0080368, in the Register's Office of said County; 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 said Deed of Trust by which advertisement the sale was appointed to be held on January 12, 2010, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Sommet Center F/K/A Gaylord Entertainment Center of 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, at which sale FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of EIGHTY SIX THOUSAND FIVE HUNDRED NINETY ONE DOLLARS AND 93/100; 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, ELIZABETH A. CASH, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in the County of Davidson, State of Tennessee, to-wit:

LAND IN THE FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT: #3 AND #4 IN THE PARTITION OF THE LANDS OF ABNER COWGILL, DECEASED, AS OF RECORD IN THE MINUTE BOOK "Q" PAGE: #301, CIRCUIT COURT FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY GEORGE W. WATKINS, SURVEYOR, JULY 15, 1960 AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF CENTRAL PIKE BEING THE NORTHERLY CORNER OF A TRACT MARKED .51 ACRES ON SAID SURVEY, SOUTH 2 DEGREES 15 MINUTES WEST 224.8 FEET TO AN IRON PIN;

THENCE SOUTH 88 DEGREES 30 MINUTES EAST 100 FEET TO AN IRON PIN; THENCE NORTH 2 DEGREES 15 MINUTES EAST 225.0 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF CENTRAL PIKE;

THENCE NORTH 88 DEGREES 30 MINUTES WEST 36 FEET TO A POINT IN THE SOUTHERLY MARGIN OF CENTRAL PIKE;

THENCE NORTH 87 DEGREES 45 MINUTES WEST 64 FEET TO THE POINT OF BEGINNING.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

ARTHUR LANCE AND WIFE, CAMMIE LANCE, THEIR HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20070605-0066786, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors and assigns in fee simple forever, to whom the said ELIZABETH A. CASH, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

RECORDING APPOINTMENT OF SUBSTITUTE TRUSTEE	12.00
PUBLICATION EXPENSE	326.50
ATTORNEY'S FEES AND TRUSTEES FEES	600.00
CREDIT ON NOTE	85,653.43
	$86,591.93

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said ELIZABETH A. CASH, Substitute Trustee, has on January 12, 2010 hereunto set her hand and seal.

Elizabeth A. Cash, Substitute Trustee
ELIZABETH A. CASH, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 12, 2010 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared ELIZABETH A. CASH to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as Substitute Trustee and as her free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Sharon Hogan
NOTARY PUBLIC

SHARON HOGAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 10-15-2013

MY COMMISSION EXPIRES:

STATE TAX $
CLERK'S FEE $

TOTAL $

PROPERTY ADDRESS
4264 CENTRAL PIKE
HERMITAGE, TENNESSEE 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
FEDERAL NATIONAL MORTGAGE ASSOCIATION
C/O LITTON MORTGAGE SERVICING CENTER
4828 LOOP CENTRAL DRIVE
HOUSTON, TEXAS 77081-2226

MORTGAGEE: NONE

THIS INSTRUMENT PREPARED BY:
WEISS SPICER, PLLC
ATTORNEYS AT LAW
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103
(901) 526-8296

RETURN TO →

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $*EXEMPT**EXEMPT*
AFFIANT Elizabeth A. Cash
SUBSCRIBED AND SWORN TO BEFORE ME, January 12, 2010
NOTARY PUBLIC Sharon Hogan
MY COMMISSION EXPIRES

SHARON HOGAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 10-15-2013