Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

PREPARED BY:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027
Phone: 615-377-3319
Fax: 615-377-0644
File Name: John C. Jackson
Loan#: 9015045

BILL GARRETT, Davidson County
Trans:T20100009703 DEEDTRS
Recvd: 02/18/10 11:16 2 pgs
Fees:13.00 Taxes:582.75
20100218-0012355

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 23, 2007, recorded in Instrument No. 20070525-0062458, in the Register's Office of Davidson County, Tennessee, John C. Jackson, conveyed to DeVan Ard, Jr., 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 of record in Instrument No. 20091208-0112148, in the Register's Office for 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 said Deed of Trust by which advertisement the sale was appointed to be held on February 16, 2010, in the hallway outside the entrance of the Davidson County Register of Deeds at 501 Broadway, Nashville, Tennessee, Davidson County, Tennessee 37203, at 11:00 a.m.; 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 Reliant Bank, whose address is 1736 Carothers Parkway, Suite 100, Brentwood, Tennessee 37027, at and for the sum of $157,500.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Reliant Bank, 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 Reliant Bank, the sum of money so paid, $157,500.00, receipt of which is hereby acknowledged, the undersigned, A. Scott Hubbard, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Reliant Bank, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Davidson County, Tennessee, to-wit:

Lane in Davidson County, Tennessee, described as follows:

A certain Condominium Apartment known as Unit 1 of the Horizontal Property Regime of 1715 Seventh Avenue North Condominium, pursuant to Master Deed of record as Instrument No. 20070502-0052688, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John C. Jackson by Quitclaim Deed from Bruce W. Peebles and wife Lisa Peebles, in Instrument No. 20070502-0052690, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any plat of record and all restrictions, building lines and easements, real property taxes for 2008, 2009, and subsequent years, zoning and planning ordinances and health department regulations that may affect the premises.

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 Reliant Bank, its successors and assigns, in fee simple forever, to whom the said A. Scott Hubbard, 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 A. Scott Hubbard, Substitute Trustee, has hereunto set his hand on this 16th day of February 2010.

A. Scott Hubbard, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 16th day of February, 2010, before me, a Notary Public, in and for said State and County, personally appeared A. Scott Hubbard, Substitute Trustee, to me known to be the person described herein and who executed the within instrument for the purposes therein contained.

My commission expires:

Notary Public

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

COMMISSION EXPIRES
JUNE 16, 2013

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $157,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Subscribed and sworn to before me on the 16th, day of February, 2010.

Notary Public

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

COMMISSION EXPIRES
JUNE 16, 2013

PROPERTY ADDRESS:
1715A Seventh Avenue North
Nashville, Tennessee 37208

RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

NEW OWNER AND ADDRESS AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Reliant Bank
1736 Carothers Parkway
Suite 100
Brentwood, Tennessee 37027

Map & Parcel : 81-8-F, Parcel 001.00CO