This Instrument Prepared By:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

After Recording Return To:
Spicer Title, LLC
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20100020851 DEEDTRS
Recvd: 04/08/10 13:24 3 pgs
Fees:18.00 Taxes:386.94
20100408-0026687

SUCCESSOR TRUSTEE'S DEED

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel No.
Southeast Financial Credit Union 220 South Royal Oaks Boulevard Franklin, TN 37064	New Owner	075-05 77.00

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $104,578.70 which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

Subscribed and sworn to before me this 6th day of April, 2010.

Notary Public

My Commission Expires: July 25 2012

WHEREAS, by DEED OF TRUST dated May 15, 2006, of record in Instrument No. 20060517-0057564, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Israel Sanchez-Fonseca and wife, Ana Maria Sanchez, conveyed to John E. Simmonds, Trustee, the hereinafter described real property to secure the payment of a certain Note dated May 15, 2006, and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of the undersigned as Successor Trustee by instrument of record in Instrument No. 20100222-0013322, 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 of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust and such advertisement appeared in *The Tennessean*, on March 5, 2010, March 12, 2010 and March 19, 2010, and

WHEREAS, pursuant to the Notice of Successor Trustee's Sale, the foreclosure sale was appointed to be held on the 30th day of March, 2010, at 10:30 am, at the Davidson County Courthouse, South Main Door, One Public Square, Nashville, 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, Southeast Financial Credit Union, being the highest and best bidder, became the purchaser of said property at and for the sum of **One Hundred Four Thousand Five Hundred Seventy-Eight Dollars and 70/100 ($104,578.70)**; and

WHEREAS, the undersigned as Successor Trustee hereby conveys the hereinafter described real property to **Southeast Financial Credit Union**;

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, the undersigned, as the Successor Trustee, does hereby grant, bargain, sell, transfer, and convey unto **Southeast Financial Credit Union**, the following real estate:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 857 on the Plan of Hermitage Hills Subdivision, Section Eight, as of record in Plat Book 3600, page 24, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Said Lot No. 857 fronts 72.88 feet on the southerly margin of Bonnacliff Court and extends back 215.12 feet on the easterly side and 175.45 feet on the westerly side to a dead line in the rear on which it measures 116.76 feet.

Being the same property conveyed to Isreal Sanchez Fonseca and Ann Maria Sanchez by Warranty Deed from Steven Thomas Castle and wife, Emily Michael Castle, dated May 15, 2006, as of record in Instrument No. 20060517-0057563, Register's Office for Davidson County, Tennessee.

The subject property has a street address of 216 Bonnacliff Court, Herimitage, TN 37076.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all homestead, dower, equitable right of redemption, statutory right of

redemption, marital share, and all other exemptions and redemptive rights of every kind in the makers of said Deed of Trust, and all persons claiming through and under said makers.

The UNDERSIGNED, as Successor Trustee, does hereby transfer, assign, and set over unto **Southeast Financial Credit Union** its successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as Substitute Trustee, but no further or otherwise. The undersigned makes no warranties as to condition, location, or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Register's Office. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine, and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 6th day of April, 2010.

Bryan D. Spicer
Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said county and State, the within named bargainor, Bryan D. Spicer, Successor Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 6th day of April, 2010.

Notary Public

CAROL L. MACARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

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