BILL GARRETT, Davidson County
Trans:T20100031919 DEEDTRS
Recvd: 05/27/10 10:16 2 pgs
Fees:12.00 Taxes:0.00
20100527-0040872

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: Michelle Taylor,
S & K#: 09-012446

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 28, 2003, recorded in Instrument number 20030805-0111002 in the Register's Office of Davidson County, Tennessee, Michelle Taylor a A.K.A Laura M. Taylor and Matthew Taylor, conveyed to Lenders Express Title and Escrow, 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 20091221-0115958, 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 May 6, 2010, at the Davidson County Courthouse in Nashville, Tennessee, at 1:00PM; 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 Ocwen Loan Servicing, LLC, whose address is Ocwen Loan Servicing, LLC, 1661 Worthington Road; Suite 100, P.O. Box 24737, West Palm Beach, Florida 33415 at and for the sum of $197,568.94, that being the highest and best bid offered; and,

WHEREAS, the said Ocwen Loan Servicing, LLC has assigned its interests in the said property to Federal Home Loan Mortgage Corporation, its successors and assigns; 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 Ocwen Loan Servicing, LLC, 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 Federal Home Loan Mortgage Corporation, 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, more particularly described as follows:

Tract One: Being one of four tracts of land on the east side of South Harpeth Road and being a portion of a thirty-one acre tract of record in Book 3186, Page 624, Register's Office for said County.

Said tract begins at a beech tree in the north corner of said tract at the corner of White and Meadows lands; thence South 45 degrees West 540 feet more or less to a stake in the fence at a sycamore pointer; thence North 84 degrees West 132 feet to elm and persimmon pointers; thence N 61 degrees West 110 feet to a stake in the fence; thence North 55 degrees West 115.5 feet to a point on the west margin of South Harpeth Road in the Zell King line, thence South 6 degrees East 438 feet more or less to a point in center of Charlie Kings' line and being 35 feet from the center of South Harpeth Road; thence North 67 degrees 30 minutes East 939 feet to a stake at a cedar pointer; thence North 29 degrees 30 minutes West 114 feet to the point of beginning.

Included in the aforedescribed tract of land, but expressly excluded there from is that certain portion as indicated by instrument of record in Book 4180, Page 666, Register's Office for Davidson County, Tennessee.

Included in the afore described tract of land, but expressly excluded there from, is that certain tract of land consisting of 0.847 acres, conveyed to Kevin C. Meadors and wife, Laura R. Meadors, by deed of record in Book 8585, Page 722, and as re-recorded in Book 8606, Page 888, Register's Office for Davidson County, Tennessee.

Tract Two: Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by M. Gregory Underwood, R. L. S. Number 1299, dated November 13, 1991, Job

Number 91-136, as follows: Beginning at a corner post in the easterly margin of South Harpeth Road, said corner post being the front common corner of that certain 5.7 acres, more or less, which was conveyed to Leon Harper and wife, by deed from Kenneth Arthur Caruthers and wife, recorded in Book 7523 at Page 678, in the Register's Office for said County, and that certain 7.217 acres, more or less, conveyed to Kevin C. Meadors and wife, by deed from Marilyn E. Meadors, recorded in Book 8566 at Page 970, in said Register's Office; thence with lines between said 5.7 acres, more or less, in said 7.217 acres, more or less: (1) South 56 degrees 17 minutes 01 second East 65.51 feet, (2) South 61 degrees 43 minutes 42 seconds East 111.37 feet, (3) South 83 degrees 7 minutes 32 seconds East 132.00 feet to a sycamore and (4) North 46 degrees 21 minutes 22 seconds East 331.95 feet to a new iron pin; thence along a new line, South 76 degrees 39 minutes 47 seconds West 538.36 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20030805-0111002 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 20030805-0111002 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 200207220087561, 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 Federal Home Loan Mortgage Corporation, 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

D. Denise Griffin, Managing Foreclosure Attorney

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 6th day of May, 2010, before me, a Notary Public, in and for said State and County, personally appeared D. Denise Griffin, with whom I am personally acquainted, and who, upon oath acknowledged to be the Managing Foreclosure Attorney 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.

My Commission Expires
June 4, 2013

My commission expires:

Notary Public

KRISSY GILLUM
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

NO TAX/EXEMPT AGENCY
TCA Code 67-4-409

PROPERTY ADDRESS: 9547 South Harpeth Road, Nashville, TN 37221

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal Home Loan Mortgage Corporation
2839 Paces Ferry Road NW
Suite 700
Atlanta, Georgia 30339

S & K #:09-012446
Map & Parcel – 16800003300