BILL GARRETT, Davidson County
Trans:T20100041530 DEEDTRS
Recvd: 07/07/10 10:37 3 pgs
Fees:18.00 Taxes:159.97
20100707-0053119

This Instrument Prepared by:
Trustee Management Company
10975 El Monte, Suite 225
Overland Park, Kansas 66211
03556TN10

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Number(s)
Eric Sox 7051 Highway 70 South, Suite 315, Nashville, TN 37221	Eric Sox 7051 Highway 70 South, Suite 315, Nashville, TN 37221	082/16-0/412.00

WHEREAS, by Deed of Trust dated December 5, 2008, and recorded in Instrument No. 20081217-0120910, Register's Office for Davidson County, Tennessee, William R. Watson, an unmarried man, conveyed to Southeast Title of Tennessee Inc., Trustee, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured appointed Trustee Management Company as Successor Trustee by instrument recorded in Instrument No. 20100513-0036905, said Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned, in conformity with the terms and provisions 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, the property contained No State Tax Lien(s) in Instrument No. None. The property contained No Federal Tax Lien(s) in Instrument No. None. The purchaser of the property is subject to redemption rights as provided under the applicable federal or state statute.

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale by the undersigned, in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on June 17, 2010 at the front door of the Davidson County Courthouse, in 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 (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Eric Sox was the highest and best bidder became the purchaser of said property at and for the sum of Forty-Three Thousand Two Hundred Thirty-Six and no/100 ($43,236.00).

NOW, THEREFORE, in consideration of the premises, the undersigned, does hereby grant, bargain, sell and convey to the said Eric Sox, ("Grantee") in fee simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

Property known as 518 South 10th St Nashville.TN 37206, County of Davidson:

Land in Davidson County, Tennessee, being Lot No. 22 on the Map of Shelby Hills, of record in Book 3600, Page 17, Register's Office for said County.

Said Lot No. 22 fronts 50 feet on the westerly side of South Tenth Street and runs back between lines 208.65 feet on the northerly side and 190.94 feet on the southerly side to an alley in the rear on which it measure 55.75 feet thereon.

Being the same property conveyed to William C. Watson, unmarried, by deed dated April 11, 1988 and recorded April 15, 1988 in Book 7517, Page 591, in the Office of the Register of Davidson County, Tennessee.

The said William C. Watson having since deceased on or around 08/10/06 an pursuant to Last Will and Testament filed as Docket # 06P1681 in Davidson County Chancery Court Said William R. Watson was appointed to be the executer of the estate. Along with Last Will and Testament a Small Estate Affidavit was filed listing William Russell Watson as his only heir.

Being the same property conveyed to William R. Watson, an unmarried man by Quitclaim Deed from William R. Watson, executer of the estate, (Pursuant to Last Will and Testament in Docket # 06P1681), dated 12/05/2008, and filed of record in Instrument Number 20091217-0120909, said Register's Office.

Parcel ID No.:082/16-0/412.00

More commonly known as: 518 S. 10th Street, Nashville, TN 37206

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumbrances of record.

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 Grantee in fee simple forever, to whom the said Bryan Cardwell, Regional Assistant Vice-President for Trustee Management Company as Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under Trustee Management Company as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, Ryan Newberry, Regional Assistant Vice-President for Trustee Management Company as Successor Trustee, has caused this instrument to be executed this 2 day of July, 2010.

Trustee Management Company

OFFICIAL SEAL
RAMONA WELCH
MY COMMISSION EXPIRES
March 18, 2014

Bryan Cardwell
Regional Assistant Vice-President

STATE OF Kansas
COUNTY OF Johnson

On this 2 day of July, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bryan Cardwell, Regional Assistant Vice-President** for **Trustee Management Company**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed in his capacity as Vice-President of Trustee Management Company, as Successor Trustee.

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

My Commission Expires:

Printed Name: Ramona Welch
Notary Public

STATE OF Kansas
COUNTY OF Johnson

The actual consideration or value of the property is $43,236.00 .

OFFICIAL SEAL
RAMONA WELCH
MY COMMISSION EXPIRES
March 18, 2014

For Trustee Management Company, (Affiant)

Subscribed and sworn to me this 2 day of July, 2010.

My Commission Expires:

Printed Name: Ramona Welch
Notary Public