PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
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BILL GARRETT, Davidson County
Trans:T20100042602 DEEDTRS
Recvd: 07/12/10 12:48 2 pgs
Fees:13.00 Taxes:207.20
20100712-0054535

Name: Sarah E. Holman, and Danny L. Holman
S & K#: 10-003885

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 15, 2007, recorded in Instrument number 20071026-0126649 in the Register's Office of Davidson County, Tennessee, Danny L. Holman and wife, Sarah E. Holman, conveyed to Tom Dixon, 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 20100512-0036537, 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 June 7, 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 Household Finance Corp. II, whose address is HSBC Mortgage Corporation (USA), 2929 Walden Avenue, Depew, New York 14043 at and for the sum of $56,000.00, that being the highest and best bid offered; 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 Household Finance Corp. II, 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 Household Finance Corp. II, 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 the Sixth (6th), formerly Ninth (9th) Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING on the southerly margin of McClellan Avenue, or Radnor Terrace, at a point 50 feet, more or less, west of the northwest corner of Lot Number 16 on the Map of Radnor Place, of record in Book 421, Page 58, said Register's Office, said point being the northwest corner of the property conveyed to Mrs. Helen Virginia Flowers McGuire, by deed from O. B. Coleman and wife, of record in Book 1151, Page 174, said Register's Office; thence with the southerly margin of said terrace Westwardly 50 feet to the northeast corner of the property conveyed to H. C. Moore and wife, by deed from O. B. Coleman and wife, of record in Book 1151, Page 201, said Register's Office; thence with said Moore's easterly line, Southwardly 180 feet, more or less, to said Moore's southeast corner; thence Eastwardly 50 feet, more or less, to the southwest corner of said McGuire property; thence with her westerly line, Northwardly 179.5 feet more or less, to the beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20071026-0126649 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 20071026-0126649 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 6723, Page 504, 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 Household Finance Corp. II, 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

Ashley M. Jones, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 7th day of June, 2010, before me, a Notary Public, in and for said State and County, personally appeared Ashley M. Jones, with whom I am personally acquainted, and who, upon oath acknowledged to be the Authorized Agent 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

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of property conveyed (whichever is greater) is $56,000.00.

Affiant

Subscribed and sworn to before me on the date written above.

My Commission Expires:
June 4, 2013

My commission expires:

Notary Public

KRISSY GILLUM
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

PROPERTY ADDRESS: 429 McClellan Avenue, Nashville, TN 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Household Finance Corp. II
2929 Walden Avenue
Depew, New York 14043

S & K #:10-003885
Map & Parcel – 13301014800