Davidson County DEEDTRS
Recvd: 07/13/10 12:00 4 pgs
Fees:23.00 Taxes:253.45
20100713-0054935

This Instrument Prepared by:
Trustee Management Company
10975 El Monte, Suite 225
Overland Park, Kansas 66211
10652TN07

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Number(s)
Cornerstone Rentals, LLC 718 Thompson Lane #108, Nashville, TN 37204	Cornerstone Rentals, LLC 718 Thompson Lane #108, Nashville, TN 37204	072-14-0-174.00

WHEREAS, by Deed of Trust dated September 26, 2005, and recorded in Instrument No. 20051006-0120522, Register's Office for Davidson County, Tennessee, Betty G. Perry, unmarried, conveyed to Archer Land Title, 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. 20100505-0034184 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 10, 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, Cornerstone Rentals, LLC was the highest and best bidder became the purchaser of said property at and for the sum of Twenty-Four Thousand Two Hundred Sixty-Five and no/100 ($24,265.00).

NOW, THEREFORE, in consideration of the premises, the undersigned, does hereby grant, bargain, sell and convey to the said Cornerstone Rentals, LLC, ("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:

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

BEING the northerly 40.0 feet of Lot No. 8 on the Plan of Sharpe and Horn's Fourth Addition of record in Book 161, page 172, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 8 fronts 40.0 feet on the westerly side of North 14th Street and runs back between parallel lines 160.0 feet to an alley.

BEING the same property conveyed to Betty G. Perry, unmarried by Warranty Deed from Olivia W. Merrell, unmarried, dated July 22, 1994 and recorded July 26, 1994, of record in Book 9417, page 337, Register's Office for Davidson County, Tennessee.

Subject to any an all existing restrictions and easements of record.

Parcel ID No.:072-14-0-174.00

More commonly known as: 1406 North 14th 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 Ryan Newberry, 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 20 day of June, 2010.

OFFICIAL SEAL
RAMONA WELCH
MY COMMISSION EXPIRES
March 18, 2014

Trustee Management Company

Ryan Newberry
Regional Assistant Vice-President

STATE OF Kansas
COUNTY OF Johnson

On this 20 day of June, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ryan Newberry, 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 [redacted] $68,500.00

For Trustee Management Company, (Affiant)

Subscribed and sworn to me this 20 day of June, 2010.

My Commission Expires:

Printed Name: Ramona Welch
Notary Public

OFFICIAL SEAL
RAMONA WELCH
MY COMMISSION EXPIRES
March 18, 2014

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 4-15-12

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Seal)