BILL GARRETT, Davidson County
Trans:T20100046881 DEEDTRS
Recvd: 07/30/10 14:42 2 pgs
Fees:13.00 Taxes:39.96
20100730-0059912

TENNESSEE
MAP: #081-14009000

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, by DEED OF TRUST DATED OCTOBER 19, 1982, AND RECORDED IN BOOK: #5954 PAGE: #119, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, WILLIAM A. CALDWELL AND WIFE, FRANCES CALDWELL, CONVEYED TO ERNEST W. TURNBULL, TRUSTEE(S), 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 REGISTER'S INSTRUMENT: #20100524-0040026, in the Register's Office of said County; 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 said Deed of Trust by which advertisement the sale was appointed to be held on July 20, 2010, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center of 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, at which sale ERIC SOX, A MARRIED MAN, whose address is, 7051 HIGHWAY #70 SOUTH, SUITE #315, NASHVILLE, TENNESSEE 37221, being the highest and best bidder, became the purchaser of said property at and for the sum of TEN THOUSAND EIGHT HUNDRED ONE DOLLARS AND 00/100; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of his bid.

NOW, THEREFORE, in consideration of the premises and the payment by ERIC SOX, A MARRIED MAN, of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, ELIZABETH A. CASH, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said ERIC SOX, A MARRIED MAN, his heirs 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT: #31 ON THE REVISED PLAN OF FISK PARK, OF RECORD IN BOOK: #2331, PAGE: #114, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A COMPLETE LEGAL DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

WILLIAM A. CALDWELL AND WIFE, FRANCES CALDWELL, THEIR HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in BOOK: #5954, PAGE: #116, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes;

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 ERIC SOX, A MARRIED MAN his heirs and assigns in fee simple forever, to whom the said ELIZABETH A. CASH, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural; the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said ELIZABETH A. CASH, Substitute Trustee, has on July 20, 2010 hereunto set his hand and seal.

Elizabeth A. Cash Substitute Trustee
ELIZABETH A. CASH, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On July 20, 2010 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared ELIZABETH A. CASH to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as Substitute Trustee and as his free act and deed.

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

Brenda L. Doyle
NOTARY PUBLIC

BRENDA L. DOYLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

MY COMMISSION EXPIRES: 8-22-2012

My Comm. Exp. 8-22-2012

STATE TAX $
CLERK'S FEE $

TOTAL $

PROPERTY ADDRESS
2400 HAMMOND DRIVE
NASHVILLE, TENNESSEE 37208

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
ERIC SOX
7051 HIGHWAY #70 SOUTH, SUITE: #315, NASHVILLE, TENNESSEE 37221

MORTGAGEE: NONE

THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
ATTORNEYS AT LAW
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103
(901) 526-8296

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,801.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, July 20, 2010
NOTARY PUBLIC
MY COMMISSION EXPIRES

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 10,801
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 30 DAY OF July 2010
Deputy Register