BILL GARRETT, Davidson County
Trans:T20100047673 DEEDTRS
Recvd: 08/03/10 11:51 2 pgs
Fees:13.00 Taxes:166.50
20100803-0060947

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances St.
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Substitute Trustee's Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Raymond E. Foster, et. ux. 5140 Rawlings Road Joelton, TN 37080	Same as New Owner	Map 33 Parcel 239

WHEREAS, by Deed of Trust dated July 23, 2009, and filed for record as Instrument No. 20090724-0069848, Register's Office for Davidson County, Tennessee, DAVID LASALLE, a single man, conveyed to HOWARD E. SKIPWORTH, Trustee, certain real property in Davidson County, Tennessee, as therein described and as described below to secure to RAYMOND E. FOSTER and wife JANE W. FOSTER, the payment of one note of even date in the original principal amount of $45,000.00, payable with the terms and provisions as provided therein; and,

WHEREAS, Homer R. Ayers was appointed Substitute Trustee under the said Deed of Trust hereinabove described by instrument of record in Instrument No. 20100513-0037003, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made under the terms and provisions of the said Deed of Trust and note, and notice was properly given to the said DAVID LASALLE, and he having failed to abide by the terms and provisions of the said Deed of Trust; and,

WHEREAS, I, Homer R. Ayers, Substitute Trustee, at the request of the holder of the said indebtedness and under and by virtue of the powers vested in me under the Deed of Trust and instruments hereinabove referred to and described, advertised the said real estate as required by law by the terms of the said Deed of Trust and instruments by giving twenty-one (21) days' notice by three (3) successive publications, namely: July 2, 2010, July 9, 2010 and July 16, 2010, in ***The Tennessean***, a newspaper published at Nashville, Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, statutory right of redemption, dower and marital rights, and homestead as provided in the said Deed of Trust. Pursuant to said advertisement, on the July 26, 2010, at 11:00 A.M. at the front door of the Nashville-Davidson County Metropolitan Courthouse in Nashville, Tennessee, I, Homer R. Ayers, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove equities as provided in said Deed of Trust, subject to all restrictions, restrictive covenants, easements, setback lines, unpaid real estate taxes, and any and all prior mortgages and liens of record, at which time RAYMOND E. FOSTER and wife JANE W. FOSTER, submitted the highest and best bid in the amount of FORTY-FIVE THOUSAND DOLLARS ($45,000.00).

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, I, Homer R. Ayers, Substitute Trustee, do hereby sell, transfer and convey to the said RAYMOND E. FOSTER and wife JANE W. FOSTER, their heirs and assigns, in fee simple and in bar of all of the equities hereinabove mentioned, the following described real estate, to-wit:

Land in Davidson County, Tennessee, being Lot No 3 on the Plan of the Subdivision of M. C. Minton Property of record in Book 8250 Page 483, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David LaSalle by deed from Raymond E. Foster and wife Jane W. Foster filed for record as instrument number 20090724-0069847 in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1308 Dickerson Pike, Goodlettsville, TN 37072.

; and,

I, Homer R. Ayers, Substitute Trustee, convey to RAYMOND E. FOSTER and wife JANE W. FOSTER all of the rights conveyed to me as said Substitute Trustee in the said Deed of Trust and instruments, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all of my actions in the premises being solely as Substitute Trustee and not otherwise under the powers vested in me under said Deed of Trust hereinabove referred to and not as an individual.

THIS the 26th day of July, 2010.

HOMER R. AYERS, Substitute Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOMER R. AYERS, the Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 26th day of July, 2010.

PATSY C. DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires Dec. 28, 2013

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Affiant

Sworn to and subscribed before me, this the 26th day of July, 2010.

NOTARY PUBLIC

PATSY C. DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires Dec. 28, 2013