BILL GARRETT, Davidson County
Trans:T20100047965 DEEDTRS
Recvd: 08/04/10 11:25 3 pgs
Fees:18.00 Taxes:470.27
20100804-0061309

THIS INSTRUMENT PREPARED
BY & RETURN TO:
No. 382765
Antonia N. Okonkwo, Esq.
The Callins Law Firm, LLC
101 Marietta Street, Suite 1030
Atlanta, GA 30303

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 29, 2006 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 200609110111971 ("Deed of Trust"), aforesaid records, Nelius Ellis conveyed to All-Star Title, Inc., as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, **Bayview Loan Servicing, LLC,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument No. 201006220048746 in the Register's Office of Davidson County, TN; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of TN and the terms and provisions of said Deed of Trust on 05/31/2010, 06/07/2010, 06/14/2010, in **CITY PAPER, by** which advertisement the sale was held on June 29, 2010, at the Entrance of the Davidson County Courthouse, Nashville, Tennessee, in Davidson County, TN, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, The Callins Law Firm, LLC. the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Bayview Loan Servicing, LLC.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$127,100.00**; and

WHEARAS, the said owner and holder of the debt has assigned its interests in the said property to **IB Property Holdings, LLC**. his/her successors and assigns; and

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by Bayview Loan Servicing LLC as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **The Callins Law Firm, LLC.** as Substitute Trustee, does hereby grant, bargain, sell and convey unto **IB Property Holdings, LLC**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

BEING LOT NUMBER 16 ON THE PLAN OF PEBBLE TRAIL VILLAS OF RECORD IN PLAT BOOK 9700, PAGE 721 AND 722, 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 JULIE C. DRAPER, AN UNMARRIED WOMAN BY DEED FROM JENNIFER D. KANE, UNMARRIED DATED 04/19/2005 OF RECORD IN INSTRUMENT NO. 20050502-0048664 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

FURTHER BEING CONVEYED TO NELIUS ELLIS, UNMARRIED DATED 08/29/2006 OF RECORD IN INSTRUMENT NO. 200609110111970 REGISTER'S OFFICE FOR SAID COUNTY.

2832 RADER RIDGE CT, ANTIOCH, TN 37013

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **IB Property Holdings, LLC**, its successors and assigns forever, to whom the said, **The Callins Law Firm, LLC.,** as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, **The Callins Law Firm, LLC.** Substitute Trustee, has hereunto set his hand, this 29th day of July 2010.

The Callins Law Firm, LLC.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF FULTON

On this 29th day of July, 2010, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Antonia Okonkwo with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Attorney for **The Callins Law Firm, LLC.,** the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

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

Notary Public

My Commission Expires: _____

FELECIA FELLOWS BROOKS
MY COMMISSION EXPIRES
JAN 23 2011
FULTON CO., GEORGIA
NOTARY PUBLIC

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STATE OF GEORGIA

COUNTY OF FULTON

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$127,100.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 29TH DAY OF JULY 2010.

Notary Public

My Commission Expires: _____



Callins No.: FT09.03.026 (Ellis)
Lender Loan No.: 0000332765
Property Address: 2832 Rader Ridge Ct, Antioch, TN 37013
Tax Parcel ID No.: 149-10-0-A-16.00-CO

Mail Tax Notices To and Property Owner:

Bayview Loan Servicing, LLC
4425 Ponce De Leon Blvd., 5th Floor
Coral Gables, FL 33146