BILL GARRETT, Davidson County
Trans:T20100054260 DEEDTRS
Recvd: 08/31/10 11:06 2 pgs
Fees:13.00 Taxes:296.93
20100831-0069039

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
Fax: 901-761-5690

Name: John Miles, Tiffeny Pearson
S & K#: 09-020439

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 19, 2007, recorded in Instrument number 20070831-0105077 in the Register's Office of Davidson County, Tennessee, John Miles and Tiffeny Pearson, Husband and Wife, conveyed to Priority Trustee Services of Tennessee, L.L.C., 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 20100804-0061273, 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 August 20, 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 HSBC Bank USA, National Association, whose address is American Home Mortgage Servicing, Inc., 4875 Belfort Rd., Suite 130, Jacksonville, Florida 32256 at and for the sum of $80,250.00, 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 HSBC Bank USA, National Association, 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 HSBC Bank USA, National Association, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 11 on the Plan of Schoolside Heights, as of record in Book 3700, Page 38, Register's Office for said County described as follows:

Beginning on the Westerly margin of Canton Pass at the corner of Lot Numbers 11 and 12; thence with the line between said lots Westerly 110.3 feet to the corner of Lot Numbers 10 and 11; thence with the line between Lot Numbers 10 and 11 Southerly 102.6 feet to the Northerly margin of Canton Pass; thence with the same Easterly 36.1 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, Northeasterly 36.7 feet to the Westerly margin of Canton Pass; thence with same Northerly 72.1 feet to the beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20070831-0105077 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 20070831-0105077 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 200501060002180, 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 HSBC Bank USA, National Association, 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

D. Denise Griffin, Managing Foreclosure Attorney

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 20th day of August, 2010, before me, a Notary Public, in and for said State and County, personally appeared D. Denise Griffin, with whom I am personally acquainted, and who, upon oath acknowledged to be the Managing Foreclosure Attorney 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 $80,250.00.

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: 620 Canton Pass, Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
HSBC Bank USA, National Association
4875 Belfort Rd.
Suite 130
Jacksonville, Florida 32256

S & K #:09-020439
Map & Parcel – 052-12-0-063.00