TENNESSEE
MAP: #026-05001600

CHRISTY VELEZ
WACHOVIA: #0043417013

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by DEED OF TRUST DATED JULY 20, 2006, AND RECORDED IN REGISTER'S INSTRUMENT: #20060807-0096293 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, CHRISTY O. VELEZ, AN UNMARRIED WOMAN, CONVEYED TO J. FRANKLIN MCCREARY, 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: #20100624-0049213 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 August 31, 2010, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center of the Courthouse 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 WELLS FARGO BANK, N.A., a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of FIFTEEN THOUSAND SEVEN HUNDRED FIFTY FIVE DOLLARS AND 00/100; 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 WELLS FARGO BANK, N.A. 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 WELLS FARGO BANK, N.A., its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Goodlettsville, County of Davidson, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT: #25 OF BLOCK "E", ROSCOE PLACE SUBDIVISION, AS OF RECORD IN BOOK: #843, PAGE: #72, REGISTER'S OFFICE FOR SAID COUNTY.

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

CHRISTY O. VELEZ, HER HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20040823-0101333, Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100055189 DEEDTRS
Recvd: 09/02/10 14:03 2 pgs
Fees:13.00 Taxes:58.29
20100902-0069996

SUBJECT TO ANY UNPAID TAXES AND TO DEED OF TRUST OF RECORD IN REGISTER'S INSTRUMENT: #20060807-0096292, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 WELLS FARGO BANK, N.A., its successors 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.

The said Substitute Trustee has applied the consideration as follows:

RECORDING APPOINTMENT OF SUBSTITUTE TRUSTEE	12.00
PUBLICATION EXPENSE	266.50
ATTORNEY'S FEES AND TRUSTEES FEES	550.00
CREDIT ON NOTE	14,926.50
	$15,755.00

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 August 31, 2010 hereunto set her hand and seal.

Elizabeth A. Cash, Substitute Trustee

ELIZABETH A. CASH, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On August 31, 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 her 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 Comm. Exp. 8-22-2012

MY COMMISSION EXPIRES: 8-22-2012

STATE TAX $
CLERK'S FEE $

TOTAL $

PROPERTY ADDRESS
206 EAST AVENUE
GOODLETTSVILLE, TENNESSEE 37072

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
WELLS FARGO BANK, N.A.
C/O WACHOVIA BANK
4101 WISEMAN BOULEVARD
SAN ANTONIO, TEXAS 78251

MORTGAGEE: NONE

RETURN TO →

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 $15,755.00
AFFIANT Elizabeth A. Cash
SUBSCRIBED AND SWORN TO BEFORE ME, August 31, 2010
NOTARY PUBLIC Brenda L. Doyle
MY COMMISSION EXPIRES 8-22-2012

BRENDA L. DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 8-22-2012