BILL GARRETT, Davidson County
Trans:T20100068617 DEEDTRS
Recvd: 10/29/10 09:47 2 pgs
Fees:12.00 Taxes:0.00
20101029-0086605

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

Tennessee FHA

Name: Thurman R. Pierce, and Lourdes Z. Pierce
S&K#: 10-003117
FHA

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 16, 2007, recorded in Instrument number 20071120-0136041 in the Register's Office of Davidson County, Tennessee, Thurman R. Pierce conveyed to Robert E. Arnold, 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 20100622-0048656, 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 July 2, 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 EverBank, whose address is EverHome Mortgage Company, 8100 Nations Way, Jacksonville, Florida 32256, at and for the sum of $152,708.40, that being the highest and best bid offered; and,

WHEREAS, the said EverBank has assigned its interests in the said property to Secretary of Housing and Urban Development, Washington, D.C., his successors and assigns; 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 EverBank, 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 Secretary of Housing and Urban Development, Washington, D.C., his successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to-wit:

> Being Lot Number 286 on the Plan of Antioch Park, Section 5, of record in Book 4460, Page 58, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and detailed description.
>
> Beginning at a point in the Northerly margin of Bart Drive Common Corner of Lots 286 and 287; thence with the line between said two lots Northerly 100.0 feet; thence North 58 degrees 24 minutes 45 seconds West 116.56 feet to a point in the Easterly margin of Barella Court; thence with the curve Southeasterly 39.27 feet to a point in the Northerly margin of Bart Drive; thence with said margin Easterly 125.0 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20071120-0136041 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 in Instrument number 20071120-0136041 in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20071120-0136040, 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 Secretary of Housing and Urban Development, Washington, D.C., his 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 2nd day of July, 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, L.L.P. 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.

KRISSY GILLUM
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires:
June 4, 2013

My commission expires:

Notary Public

NO TAX/GOVERNMENTAL AGENCY
TCA Code 67-4-409

PROPERTY ADDRESS: 316 Bart Drive, Antioch, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Secretary of Housing and Urban Development
Federal Housing Administration
Michaelson, Conner, and Boul, Inc.
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108

ATTENTION: Single Family Property Disposition Branch

S & K File #10-003117
Map & Parcel -16203012800

PREPARED BY AND RETURN TO:
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