BILL GARRETT, Davidson County
Trans:T20110004363 DEEDTRS
Recvd: 01/21/11 14:54 3 pgs
Fees:18.00 Taxes:217.51
20110121-0006161

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of 29 January 2007, R. DARRELL GARTON executed a certain Trust Deed to Harold D. King, Trustee for Beneficial Tennessee, Inc., for the purpose of securing the debt and obligations therein described, which Trust Deed is recorded as Instrument No. 20070131-0012608, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, Beneficial Tennessee, Inc., the holder and owner of the debt and obligations secured by said Trust Deed, having for reasons satisfactory to itself, under the provisions of said Trust Deed, by instrument recorded in said Register's Office as Instrument No. 20101110-0090260 named and appointed the undersigned as Trustee in the place and stead of the said Harold D. King; and

WHEREAS, default was made in the payment of the debt and obligations secured by said Trust Deed and the undersigned, as Substitute Trustee, was requested to advertise and sell the property conveyed by said Trust Deed in compliance with the provisions thereof; and

WHEREAS, the undersigned, as Substitute Trustee, did, in compliance with the provisions of said Trust Deed, advertise for sale the property conveyed by same, the advertisement of sale having been published in The Tennessee Tribune/West Tennessee Examiner, a newspaper published in Davidson County, Tennessee in the issues of 25 November, 2, 9 December 2010 of said newspaper, said sale having been advertised for Tuesday, 21 December 2010, commencing at 12:00 o'clock noon outside the door of the Register of Deed's Office, 501 Broadway, Nashville, Tennessee, at the Northwest entry of the Sommet Center at which time and place the property was offered for sale and sold; and

WHEREAS, the highest and best bid for said property was then and there made by James Roberts, to-wit: a bid of Thirty Eight Thousand Seven Hundred Eighty-Six and 00/100 Dollars ($38,786.00) for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, Richard J. Myers, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey to the said James Roberts, the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING THE WEST 25 FEET OF THE SOUTH 125 FEET OF LOT NO. 12 AND THE SOUTHERLY 125 FEET OF LOT NO. 11 OF BLOCK 'F' ON THE MAP OF WOODBINE COURTS PART 2, NOT OF RECORD AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH MARGIN OF COLLIER AVENUE 25 FEET EAST OF THE CORNER OF LOTS 11 AND 12; THENCE NORTHERLY PARALLEL TO THE LINE BETWEEN SAID LOTS, 125 FEET TO A POINT; THENCE WESTERLY PARALLEL TO COLLIER AVENUE 100 FEET TO A POINT; THENCE SOUTHERLY 125 FEET TO THE NORTH MARGIN OF COLLIER AVENUE; THENCE WITH THE MARGIN OF THE SAME EASTERLY 100 FEET TO THE POINT OF BEGINNING. BEING THE SAME PROPERTY CONVEYED FROM JAMES E. JOHNSON A/K/A JAMES EDWARD JOHNSON AND NELLIE JOHNSON A/K/A NELLIE B. JOHNSON, HUSBAND AND WIFE TO R. DARRELL GARTON, UNMARRIED BY DEED RECORDED 01/15/04, IN INST. 20040115-0006519, IN THE REGISTER'S OFFICE OF DAVIDSON

PREPARED BY:
Richard J. Myers, Esq.
Apperson Crump, PLC
6070 Poplar Avenue, Sixth Floor
Memphis, TN 38119
(901) 756-6300

RETURN TO:
James Roberts
201 Thompson Ln., Ste. 200
Nashville, TN 37211
(615)207-9884

COUNTY. TENNESSEE. TAX MAP OR PARCEL ID NO.: 119100214

Address: 248 Collier Ave., Nashville, TN 37211

TO HAVE AND TO HOLD, unto the said James Roberts, his successor and assigns, in fee simple forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, but warrants the same against the lawful claims of all persons claiming by, through, and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above-described Trust Deed, and not further or otherwise.

This sale is made subject to any and all outstanding unpaid real property taxes upon the property as of the date of the Substitute Trustee's sale described herein, and any and all other prior restrictions, encumbrances, or liens of any nature.

Attached as Exhibit 1 is Notice of a Federal Tax Lien showing timely service thereof

The proceeds of this sale, the receipt of which the undersigned Substitute Trustee hereby acknowledges, have been applied as follows:

TOTAL BID .....

Expenses:

Recording Substitution of Trustee .....
Title Work. .....
Advertising Expenses. .....
Attorney Fee and Costs .....

BALANCE APPLIED TO THE MORTGAGE INDEBTEDNESS

WITNESS, the signature of the undersigned, Richard J. Myers, Substitute Trustee, this 4th day of January 2011.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this the 4th day of January, 2011, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Richard J. Myers, Substitute Trustee, to me known to be the person described, and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

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

Notary Public

My Commission Expires:

12/16/13

DIANA L OWEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 58,286

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 21st DAY OF January 20 11

Deputy Register

PROPERTY ADDRESS:
248 Collier Ave.,
Nashville, TN 37211

SEND TAX BILLS TO:
James Roberts
201 Thompson Ln., Ste. 200
Nashville, TN 37211
(615) 207-9884

Grantee: **James Roberts**
201 Thompson Ln., Ste. 200
Nashville, TN 37211
(615) 207-9884

Tax Map Parcel Id. No.: 11910021400