BILL GARRETT, Davidson County
Trans:T20110006658 DEEDTRS
Recvd: 02/02/11 09:50 2 pgs
Fees:13.00 Taxes:255.57
20110202-0009190

TENNESSEE
MAP: #18-3-23

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by DEED OF TRUST DATED OCTOBER 13, 1987, AND RECORDED IN BOOK: #7382, PAGE: #130, RE-RECORDED IN BOOK: 7387, PAGE: #390, MODIFIED IN BOOK: #8496, PAGE: #1, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, PAUL G. MCNULTY, UNMARRIED, CONVEYED TO DELTA TITLE COMPANY, 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: #20090716-0066489 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 January 18, 2011, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center 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 AUBREY HIAM, A MARRIED MAN, whose address is, 265 HUNTERS LANE, HENDERSONVILLE, TENNESSEE 37075, being the highest and best bidder, became the purchaser of said property at and for the sum of SIXTY NINE THOUSAND SEVENTY TWO DOLLARS AND 00/100; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of his bid.

NOW, THEREFORE, in consideration of the premises and the payment by AUBREY HIAM, A MARRIED MAN 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 AUBREY HIAM, A MARRIED MAN, his heirs 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:

BEING LOT #87, PLAN OF CONNELL ESTATES, SECTION III, AS OF RECORD IN BOOK 3600, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID LOT #87 FRONTS 120 FEET ON THE WESTERLY MARGIN OF UTLEY DRIVE AND RUNS BACK 237.5 FEET ON THE NORTHERLY LINE AND 230 FEET ON THE SOUTHERLY LINE TO A BROKEN LINE IN THE REAR ON WHICH IT MEASURES A TOTAL OF 256.9 FEET.

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

PAUL G. MCNULTY, UNMARRIED, HIS HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in BOOK: #7382, PAGE: #127, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes;

Notice of the Right to Foreclose has been given in compliance with T.C.A. § 35-5-117.

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 AUBREY HIAM, A MARRIED MAN, his heirs 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.

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 January 18, 2011 hereunto set her hand and seal.

Elizabeth A. Cash, Substitute Trustee

ELIZABETH A. CASH, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 18, 2011 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:

STATE TAX $
CLERK'S FEE $

TOTAL $

PROPERTY ADDRESS
310 UTLEY DRIVE
GOODLETTSVILLE, TENNESSEE 37072

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
AUBREY HIAM
265 HUNTERS LANE
HENDERSONVILLE, TENNESSEE 37075

MORTGAGEE: NONE

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 ***$69,072.00***
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, January 18, 2011
NOTARY PUBLIC
MY COMMISSION EXPIRES

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 69,072.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 2 DAY OF Feb. 2011
Deputy Register