BILL GARRETT, Davidson County
Trans:T20110007240 DEEDTRS
Recvd: 02/03/11 14:08 3 pgs
Fees:18.00 Taxes:610.50
20110203-0009822

This instrument prepared by:
Kevin J. Jones
Attorney at Law
1801 8th Avenue South, Suite 100
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map/ Parcel
First State Finance	SAME	160-11-A
303 West Main Street		
Murfreesboro, TN 37130		

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the terms, conditions and payments in a certain Deed of Trust dated April 30, 2007, executed by **James W. Clouse**, to John Bruno, Trustee, of record at Instrument Number 20070531-0064751, Register's Office for Davidson County, Tennessee, to secure the indebtedness described therein for the benefit of **First State Finance, Inc-Tennessee**; and,

WHEREAS, the lawful owner and holder of the indebtedness having appointed the undersigned, Kevin J. Jones, 1801 8th Ave. S., Ste. 100, Nashville, TN 37203 or his duly appointed agent as Substitute Trustee by written instrument of record at Instrument Number 20091030-0100298, in the Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand upon me, Kevin J. Jones, Substitute Trustee, to exercise the power of sale contained in said Deed of Trust; and,

WHEREAS, I caused said property to be advertised in The Tennessean, a newspaper published in Davidson County, Tennessee, once each week for three (3) consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 11:00 a.m., on

Friday, January 28, 2011, on the front steps of the Metro Nashville Davidson County **COURT HOUSE AND CITY HALL** One Public Square, Nashville, Tennessee 37201; and,

WHEREAS, the highest, last and best bid received was in the amount of One Hundred and Sixty-Five Thousand Dollars ($165,000.00), said offer and bid having been made by First State Finance;

NOW, THEREFORE, in consideration of said sum, I, Kevin J. Jones, Substitute Trustee, have bargained and sold and by these presents do transfer and convey to First State Finance, its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

ALL THAT CERTAIN property situated in the County of Davidson, and State of Tennessee, being described as follows:

All that certain property situated in the County of DAVIDSON, and State of TENNESSEE, being described as follows:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Hemmingwood, Phases I, II, III and IV, of record in Book 6900, Page 6, 7, and 8, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING THE PROPERTY CONVEYED IN Warranty Deed from Richard M. Hullett And Wife, Linda S. Hullett to James W. Clouse, Unmarried, dated 01/06/1998, recorded 07/14/1998, in Deed Book 11018, Page 810, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said First State Finance, its successors, heirs and assigns, forever.

This conveyance is made by me as Substitute Trustee of all my right, title and interest in the property as described in the within above-referenced Deed of Trust, without warranty of any kind, and no further or otherwise.

WITNESS my hand this 3 day of February, 2011.

Kevin J. Jones, Substitute Trustee

STATE OF TENNESSEE)
)SS:
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin J. Jones, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of February, 2011.

Notary Public
My Commission Expires: 4-20-11

MELINDA J. CLARK STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TENNESSEE)
)SS:
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of February, 2011.

Notary Public
My Commission Expires: 4-20-11

MELINDA J. CLARK STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY