BILL GARRETT, Davidson County
Trans: T20110011883 DEEDTRS
Recvd: 02/28/11 10:26 3 pgs
Fees: 18.00 Taxes: 188.70
20110228-0015838

FILE NO.: 10-35683

THIS INSTRUMENT PREPARED BY AND RETURN TO:
M.TODD JACKSON, ATTORNEY, TN BPR 23455
BROCK & SCOTT, PLLC
5431 OLEANDER DRIVE, SUITE 200
WILMINGTON, NC 28403

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Laurel L. Garnett-Johnson and husband, Ken Johnson conveyed to William D. Castleman as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated February 28, 2002, and dated February 28, 2002 and recorded on March 5, 2002 in Book 20020305-0027358 in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Oak Capital, LLC**; and

WHEREAS, Oak Capital, LLC, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument/Book No 20110204-0010091 in the Office of the Register of Deeds of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, at the time and place mentioned in referenced advertisement, Carrie Conner`, the undersigned's agent, offered said property for sale at public outcry at the Davidson Courthouse on February 4, 2011 at 11:00AM to the highest and best bidder for cash, at which sale Oak Capital REO, LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $51,000.00; and

WHEREAS, the holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of the payment by Oak Capital REO, LLC as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Oak Capital REO, LLC, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee being Unit No. 35 as created and established by Master Deed and ByLaws for River Glen a Horizontal Property Regime in Book 7566, Page 571, Register's Office for Davidson County and as shown and described on the Plan for River Glen, Phase I, of record in Plat Book 6900, Page 671, Register's Office for Davidson County, Tennessee submitted to said Master Deed and ByLaws by instrument of record in Book 7724, Page 289, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof, with an undivided precentage interest in the common elements allocated to said unit as set forth in Master Deed and ByLaws as may be from time to time amended as planned therein.

Being the same property conveyed to Laurel L. Garnett-Johnson married by Deed from George Benjamin Black unmarried of record in Instrument No. 200203050027357 Register's Office for Davidson County, Tennessee.

Ken Johnson, spouse of Laurel L. Garnett-Johnson, joins in this conveyance for the express purpose of relinquishing all martial rights he may have in subject property, but he is in no way obligated for repayment of the indebtedness secured by this Deed of Trust.

Property commonly known as: 2734 Penn Meade Dr., Nashville, TN 37214.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said Oak Capital REO, LLC, its/his/her successors and assigns forever, to whom the said, Brock & Scott, PLLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further or otherwise.

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IN TESTIMONY WHEREOF, **Attorney M.Todd Jackson** of Substitute Trustee, has hereunto set his hand, this 8 day of February, 2011.

Brock & Scott, PLLC

By: _____
M.TODD JACKSON, Attorney
TN BPR 23455
Brock & Scott, PLLC
Substitute Trustee
5431 Oleander Drive, Suite 200
Wilmington, NC 28403

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in the State and County aforementioned personally appeared M. Todd Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 09-24-2013

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $51,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this 8 day of February, 2011.

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 09-24-2013

Notary Public

My Commission Expires: _____

Brock & Scott File No.: 10-35683
Property Address: 2734 Penn Meade Dr., Nashville, TN 37214
Tax Parcel I.D. No.: 052.13-OA-035.00 CO
Property Owner and Tax Notices:
Oak Capital REO, LLC
Steel Capital Steel, LLC: Attn: Cody Faller
2500 North Tucson Blvd., Suite 140
Tucson, AZ 85716