BILL GARRETT, Davidson County
Trans:T20110021287 DEEDTRS
Recvd: 04/11/11 14:32 3 pgs
Fees:18.00 Taxes:213.51
20110411-0027869

TENNESSEE
MAP: #52-5-111.01

JEREMY RUNIONS
WACHOVIA: 0048609606

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 16, 2008, and recorded in Register's Instrument #20080522-0052533 in the Register's Office of Davidson County, Tennessee, Jeremy Runions, an unmarried man, conveyed to TRSTE II, Inc., 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 #20110307-0017682 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 April 5, 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 WELLS FARGO BANK, N.A., a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of FIFTY SEVEN THOUSAND SEVEN HUNDRED SIX DOLLARS AND 00/100; 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 WELLS FARGO BANK, N.A. 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 WELLS FARGO BANK, N.A., its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to-wit:

"PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO:"

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

JEREMY RUNIONS, AN UNMARRIED PERSON, HIS HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20060127-0010668, 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 WELLS FARGO BANK, N.A., its successors 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.

The said Substitute Trustee has applied the consideration as follows:

RECORDING APPOINTMENT OF SUBSTITUTE TRUSTEE	12.00
PUBLICATION EXPENSE	326.50
ATTORNEY'S FEES AND TRUSTEES FEES	550.00
CREDIT ON NOTE	56,817.50
	$57,706.00

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 April 5, 2011 hereunto set her hand and seal.

Elizabeth A. Cash Substitute Trustee
ELIZABETH A. CASH, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On April 5, 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.

Dixie Chambers
NOTARY PUBLIC

DIXIE CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

MY COMMISSION EXPIRES: My Comm. Exp. 8-22-2012

STATE TAX $
CLERK'S FEE $

TOTAL $

PROPERTY ADDRESS
1105 FERNBANK AVENUE
MADISON, TENNESSEE 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
WELLS FARGO BANK, N.A.
C/O WACHOVIA BANK
4101 WISEMAN BLVD
SAN ANTONIO, TEXAS 78251

MORTGAGEE: NONE

THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
ATTORNEYS AT LAW
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103
(901) 526-8296

RETURN TO →

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ***$57,706.00***
AFFIANT Elizabeth A. Cash
SUBSCRIBED AND SWORN TO BEFORE ME, April 5, 2011
NOTARY PUBLIC Dixie Chambers
MY COMMISSION EXPIRES

DIXIE CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Comm. Exp. 8-22-2012

LEGAL DESCRIPTION

1105 FERNBANK AVENUE , MADISON, TENNESSEE 37115

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT # 17 ON THE MAP OF MONTAGUE SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 129, REGISTER'S OFFICE FOR SAID COUNTY,

DESCRIBED ACCORDING TO A SURVEY MADE BY HICKERSON AND HICKERSON, ENGINEERS, DATED JUNE 28, 1963, AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE SOUTHEASTERLY MARGIN OF FERNBANK AVENUE,

SAID POINT BEING NORTH 36 DEGREES 53 MINUTES EAST 516 FEET FROM THE NORTH MARGIN OF PALESTINE AVENUE;

THENCE WITH THE MARGIN OF SAID FERNBANK AVENUE NORTH 36 DEGREES 53 MINUTES EAST, ERRONEOUSLY REFERRED TO IN PRIOR DEEDS AS SOUTH 36 DEGREES 53 MINUTES EAST 57 FEET TO A POINT;

THENCE NORTH 53 DEGREES 07 MINUTES WEST 25 FEET TO AN IRON PIN;

THENCE NORTH 36 DEGREES 53 EAST 451 FEET TO AN IRON PIN;

THENCE SOUTH 53 DEGREES 07 MINUTES EAST 233.8 FEET TO A POINT;

THENCE SOUTH 36 DEGREES 53 MINUTES WEST 508 FEET TO AN IRON PIN;

THENCE NORTH 53 DEGREES 07 MINUTES WEST 208.8 FEET TO THE POINT OF BEGINNING.