BILL GARRETT, Davidson County
Trans:T20110022146 DEEDTRS
Recvd: 04/14/11 14:10 3 pgs
Fees:18.00 Taxes:204.24
20110414-0028911

THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & BLACKBURN, PLLC
2909 Poston Avenue
The Fridrich Building, First Floor
Nashville, Tennessee 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
SunTrust Bank Mail Code VA-RVW-3074 1001 Semmes Avenue Richmond, Virginia 23224	SunTrust Bank Mail Code VA-RVW-3074 1001 Semmes Avenue Richmond, Virginia 23224	082-03-167.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, there has occurred one or more acts of default in the note evidencing the indebtedness owed to SunTrust Bank, successor in interest to National Bank of Commerce ("Lender");

WHEREAS, Lender is the beneficiary of the Deed of Trust of record in Book 11576, Page 791, Register's Office for Davidson County, Tennessee (hereinafter referred to as "Deed of Trust"); said Deed of Trust secures to the Lender the payment in full of the note evidencing the subject indebtedness and any other obligations then existing or arising thereafter;

WHEREAS, by and through the above described Deed of Trust, the grantor Helen Faye Holloway, Deceased (the "Borrower"), conveyed the real property described herein to R. Grattan Brown, Jr. and Charles A. Neale, Trustee, for the benefit of the Lender, with power of sale;

WHEREAS, Lender, pursuant to the terms and conditions of the above Deed of Trust, did appoint Heather D. Wood as Substitute Trustee, to serve in the stead of the Trustee with all powers granted unto the Trustee, such appointment appearing of record in Instrument No. 20090729-0070896, Register's Office for Davidson County, Tennessee;

WHEREAS, Lender notified the Substitute Trustee of the default in the payments called for in the note secured by the above Deed of Trust and demanded that the Substitute Trustee advertise the subject property for sale pursuant to the terms and conditions of the said Deed of Trust;

WHEREAS, the requirements pursuant to Tennessee Code Annotated Section 35-5-117 if applicable to this sale were met;

WHEREAS, the Substitute Trustee did advertise the property for sale in the "Tennessean" on March 11, 2011, March 18, 2011 and March 25, 2011, in accordance with and in fulfillment of the requirements of the above Deed of Trust;

WHEREAS, the Substitute Trustee and/or her agent, in accordance with the requirements of the above Deed of Trust and the published advertisement for sale of the subject property, did on the 7th day of April, 2011, appear and conduct the sale of the herein described property;

WHEREAS, SunTrust Bank did place the highest bid for the subject property, being the sum of $55,200.00; and

NOW THEREFORE, for and in consideration of the sum of $55,200.00, the Substitute Trustee has bargained and sold, and by these present does transfer and convey unto the said SunTrust Bank, the Grantee herein, its successors and assigns, the property described as follows:

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 4584, Page 497, ID# 82.03-167, being known and designated as Lot 31, Benedict Land Company's Subdivision of the Lindsley Tract, filed in Plat Book 332, Page 40, recorded on July 19, 1910.

Also Described As:

Land in Davidson County, Tennessee, being Lot No. 31, on the Map of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 50 feet on the westerly side of Stockell Street and runs back between parallel lines 179 feet to an alley.

Being the same property conveyed to Helen Faye Holloway by Warranty Deed from Earl A. Sexton and wife, Eva Mae Sexton, of record in Book 4584, Page 497, recorded on March 17, 1972, Register's Office for Davidson County, Tennessee.

Property Address: 1004 Stockell Street
Nashville, Davidson County, Tennessee 37207

Map-Parcel No.: 082-03-167.00

(The address and map and parcel above are believed to be correct; but same is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.)

This sale is subject to all matters shown on any recorded document, including any applicable recorded plan, plat, charter, restriction, judgment(s), notice of governmental entity, or declaration of taking(s); any prior lien(s) of record; unpaid taxes and assessments which exist as a lien against said properties; any restrictive covenant(s), easement(s) or setback line(s) that may be applicable; any rights, exemptions and/or rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior deeds of trust, liens, dues, assessments, encumbrances, defects, adverse claims, and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this foreclosure sale. This sale is also subject to any matter that an accurate survey of the premises might disclose.

The Substitute Trustee makes no personal warranties or representations concerning the subject property. The transfer is "AS IS, WHERE IS, AND WITH ALL FAULTS," and without warranty of any kind, express or implied, as to the condition of such property and the improvements located thereon, including merchantability or fitness for particular purpose. Trustee shall make no covenant of seisin or warranty of title, express or implied. Grantee accepts title to the property subject to any problems arising in connection with the property and/or the improvements located thereon, including without limitation problems arising out of or in connection with deterioration of any improvements thereon, violations of the Environmental Laws, and potential flood hazards. By accepting the Successor Trustee's Deed, Grantee agrees to indemnify and hold the Successor Trustee harmless from any and all costs, expenses, and liability, including without limitation attorneys' fees, arising out of or in connection with any of the foregoing.

To have and to hold the said tract or parcel of land, including all appurtenances, estate, title and interest thereto belonging, unto the said Grantee, their heirs and/or assigns, forever.

Whenever used, the singular number or pronoun shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(SIGNATURES AND NOTARY ACKNOWLEDGEMENT TO FOLLOW)

WITNESS, my hand this 8th day of April, 2011.

Heather Wood
Heather D. Wood, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Heather D. Wood**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged herself to be the Trustee under the above referenced Deed of Trust, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 8th day of April, 2011.

Amy D. Nix
Notary Public

My Commission Expires: _____

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $55,200.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Heather Wood
Heather D. Wood, Trustee

Sworn to and subscribed before me this the 8th day of April, 2011.

Amy D. Nix
Notary Public

My Commission Expires: _____

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012