STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

BILL GARRETT, Davidson County
Trans:T20110026595 DEEDTRS
Recvd: 05/04/11 16:32 2 pgs
Fees:13.00 Taxes:77.70
20110504-0034421

The actual consideration or value, whichever is greater, for this transfer is $21,000.00.

Ashley S. Rudy
Affiant

Subscribed and sworn to before me on this 4th day of May, 2011.

Kim Natalie Parsons
Notary Public

My Commission Expires: 7/7/2014

KIM NATALIE PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014

**This Instrument Was Prepared By:**
Ashley S. Rudy, Esq.
Rudy, Wood, Winstead & Williams, PLLC
1812 Broadway
Nashville, Tennessee 37203

**Address of New Owner:**
Derek Kimbro
467 Cumberland Hills Drive
Hendersonville, Tennessee 37075

**Send Tax Bills to:**
Same

**Map-Parcel:**
Map: 072-14-0
Parcel: 054.00

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Neil Hargrove and wife, Tracey Hargrove, individuals, by Deed of Trust (the "Deed of Trust") dated March 16, 2007, of record, Instrument No. 20070323-0035387, Register's Office for Davidson County, Tennessee, conveyed to Roy L. Harmon, Jr., Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to the Bank of Tennessee (the "Lender"); and

WHEREAS, the undersigned was appointed Substitute Trustee, of record in Instrument No. 20110317-0021161 Register's Office for said County by the owner and holder of the Note by an instrument of record in Instrument No. 20070323-0035387, Register's Office for said County; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Tennessean, Davidson A.M., (newspaper) on April 1, 2011, April 8, 2011 and April 15, 2011; and

WHEREAS, the Lender, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, on the property commonly known as 2503 North 16th Street, Davidson County, in Nashville, Tennessee at 2:00 p.m. on April 27, 2011, and Derek Kimbro, an individual, (hereinafter "Grantee"), being the highest and best bidder thereof, became the purchaser of said property for the sum of TWENTY ONE THOUSAND DOLLARS and 00/100 ($21,000.00).

NOW, THEREFORE, Ashley S. Rudy, Esq. in her capacity as Substitute Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, her successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT

BEING PARTS OF LOTS NOS. 29, 30 AND 31, ON THE MAP OF H. J. GIBSON'S RESUBDIVISION OF LOT NO. 2 OF CAHAL PLAN AS OF RECORD IN BOOK 161, PAGE 165, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEGINNING AT A POINT IN THE WESTERLY MARGIN OF NORTH 16TH STREET AND POINT BEING 165 FEET SOUTH OF THE SOUTHWEST INTERSECTION OF NORTH 16TH STREET AND CAHAL AVENUE. THENCE SOUTHERLY WITH SAID MARGIN OF NORTH 16TH STREET 49.87 FEET TO A POINT; THENCE WESTERLY 157 FEET TO A POINT IN THE EASTERLY LINE OF LOT NO. 28, SAID POINT BEING 50 FEET NORTHERLY FROM THE NORTH MARGIN OF AN ALLEY; THENCE NORTHERLY WITH SAID LINE 50.4 FEET TO A POINT IN SAID LINE; THENCE EASTERLY 157 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM WILSON ENTERPRISES, INC., A TENNESSEE CORPORATION TO WILLIAM NEAL HARGROVE AND WIFE, TRACEY HARGROVE AS RECORDED ON THE 30TH DAY OF JANUARY, 2001 IN INSTRUMENT NO. 20010130-0009123, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and other exemptions, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in her capacity as Substitute Trustee, and not otherwise, has the power to convey the same, but subject to the matters set forth herein. Subject to such matters set forth herein, Ashley S. Rudy, Esq. as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, her successors and assigns, against the lawful claims of all persons claiming by, through or under her, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 4th day of May, 2011.

Ashley S. Rudy, Substitute Trustee

Subscribed and sworn to before me on this 4th day of May, 2011.

Kim Natalie Parsons
Notary Public

My Commission Expires: 7/7/2014

KIM NATALIE PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014