Davidson County DEEDTRS
Recvd: 05/16/11 11:01 4 pgs
Fees:23.00 Taxes:489.12
20110516-0037195

This Instrument Prepared by:
Trustee Management Company
10975 El Monte, Suite 225
Overland Park, Kansas 66211

# SUBSTITUTE TRUSTEE'S DEED

| Address New Owner(s) As Follows: | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Fifth Third Mortgage Company<br>5050 Kingsley Dr., Mail Drop<br>1MOC20, Cincinnati, OH 45227 | Fifth Third Mortgage Company<br>5050 Kingsley Dr., Mail Drop<br>1MOC20, Cincinnati, OH 45227 | 07303001600 |

**WHEREAS,** by Deed of Trust dated November 21, 2008, and recorded as Instrument No. 20081125-0115515, Register's Office for Davidson County, Tennessee, Aloysius Donovan and Maureen Donovan, husband and wife, conveyed to Venture Title & Escrow, Inc., Trustee, for the benefit of Fifth Third Mortgage Company, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

**WHEREAS,** the holder of the debt secured appointed Trustee Management Company as Successor Trustee by instrument recorded as Instrument No. 20101015-0082678 said Register's Office; and

**WHEREAS,** default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned, in conformity with the terms and provisions 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,** the property contained No State Tax Lien(s) in Instrument No. None. The property contained No Federal Tax Lien(s) in Instrument No. None. The purchaser of the property is subject to redemption rights as provided under the applicable federal or state statute.

**WHEREAS,** in pursuance of said request of said beneficiary, the said property was advertised for sale by the undersigned, in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on April 28, 2011 at the front door of the Davidson County Courthouse, in 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 (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Fifth Third Mortgage Company was the highest and best bidder became the purchaser of said property at and for the sum of One Hundred Thirty-Two Thousand One Hundred Ninety-Five and no/100 ($132,195.00).

**NOW, THEREFORE,** in consideration of the premises, the undersigned, does hereby grant, bargain, sell and convey to the said Fifth Third Mortgage Company, ("Grantee") in fee simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Sutherland Heights, Section 2, as of record in Plat Book 2663, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Parcel ID No.:07303001600

More commonly known as: 2616 Western Hills Dr., Nashville, TN 37214

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumbrances of record.

Being the same property conveyed to Aloysius Donovan and Maureen Donovan, in Warranty Deed recorded in instrument number 20081125-0115514 in the Register of Deeds for Davidson County, Tennessee.

Notice has been provided under 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 Grantee in fee simple forever, to whom the said Spencer C. Farris, Executive Vice President for Trustee Management Company as Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under Trustee Management Company as such Successor Trustee, but not further or otherwise.

**IN WITNESS WHEREOF,** Spencer C. Farris, Executive Vice President for Trustee Management Company as Successor Trustee, has caused this instrument to be executed this 13 day of May, 2011.

Trustee Management Company

Spencer C. Farris
Executive Vice President

**STATE OF** Kansas
**COUNTY OF** Johnson

On this 13 day of May, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Spencer C. Farris, Executive Vice President** for **Trustee Management Company,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed in his capacity as Executive Vice President of Trustee Management Company, as Successor Trustee.

**WITNESS** my hand and Notarial Seal at office the day and year/first above written.

My Commission Expires:

RAMONA WELCH
MY COMMISSION EXPIRES
March 18, 2014

Printed Name:

Notary Public

**STATE OF** Kansas
**COUNTY OF** Johnson

The actual consideration or value of the property is $132,195.00.

For Trustee Management Company, (Affiant)

Subscribed and sworn to me this 13 day of May, 2011.

My Commission Expires:

Printed Name: Ramona Welch

Notary Public

RAMONA WELCH
MY COMMISSION EXPIRES
March 18, 2014

# True Copy Certification

I, Kevin Simpson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kevin Simpson
Signature

State of KS

County of SO

Personally appeared before me, Lisa Phillips, a notary public for this county and state, Kevin Simpson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa D. Phillips
Notary's Signature

My Commission Expires: 5/20/2012
Notary' Seal (if on paper)

LISA D. PHILLIPS
Notary Public - State of Kansas
My Appt. Expires 5/20/12