THIS INSTRUMENT PREPARED BY:
Ronald H. Bice, Jr., Attorney
4515 Harding Road, Suite 103
Nashville, TN 37205

BILL GARRETT, Davidson County
Trans:T20110030905 DEEDTRS
Recvd: 05/24/11 14:26 3 pgs
Fees:18.00 Taxes:481.00
20110524-0039774

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $130,000.00

Ronald H Bice Jr
Affiant

DAWN P. SHEEHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 24 day of May, 2011

Dawn P Sheehan
Notary Public

MY COMMISSION EXPIRES: November 5, 2014

My Commission Expires:
11-5-2014

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Daniel G. Smith 6921 Burkitt Road Antioch, TN 37013	SAME	MAP 182.00 PARCEL 026

SUBSTITUTE TRUSTEE'S DEED

This Deed is executed to be effective as of the 24th day of May, 2011, from RONALD H. BICE, JR. as grantor, in his capacity as substitute trustee, to DANIEL G. SMITH as grantee.

WITNESSETH

WHEREAS, on June 13, 2008, Stephen K. Elliott, unmarried, executed a Deed of Trust to Gail C. Victory, Trustee, to secure a Deed of Trust Note in the principal sum of $150,000.00, payable to Daniel G. Smith, in installments, all as fully set forth in said Deed of Trust which is of record in Instrument 20080616-0061590, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made; and

WHEREAS, Ronald H. Bice, Jr. was appointed Substitute Trustee as authorized by said Deed of Trust by instrument of record as Instrument Number 20110217-0013501, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, said Deed of Trust and Note provide that in the event of default in the payment of said indebtedness when due, said lot of land may be sold at public sale; and

WHEREAS, default in the payment of the indebtedness secured by said Deed of Trust has been made; and the entire balance of which having been declared due and payable in accordance with the terms of said Note and Deed of Trust, and

WHEREAS, the owner and holder of said indebtedness, DANIEL G. SMITH, directed me, the undersigned, Substitute Trustee, to foreclose said Deed of Trust and to advertise and sell the real property in satisfaction of said debt and the cost of foreclosure, in accordance with the terms and provisions of the Note and Deed of Trust, and,

WHEREAS, Notice of the Right to Foreclosure was sent to Stephen K. Elliott on February 11, 2011, and,

WHEREAS, the Substitute Trustee, after due advertisement as required by law and required by the terms of the Deed of Trust, offered the Property for sale to the highest and best bidder for cash, at public outcry, at 11:00 a.m. on May 10, 2011, at the Davidson County Courthouse, Nashville, Tennessee, when and where DANIEL G. SMITH became the last and highest bidder for cash at the price of One Hundred Thirty Thousand and no/100 Dollars ($130,000.00).

NOW, THEREFORE, I, Ronald H. Bice, Jr., as Substitute Trustee and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, hereby convey the Property to DANIEL G. SMITH ("Grantee") its representatives and assigns the following described parcel of property located in Davidson County, Tennessee, and more particularly described as follows, to wit:

A certain parcel of land in Davidson County, Tennessee, being a portion of the Sara Ledbetter Lynch property as recorded in Deed Book 2963, page 189 of the R.O.D.C., Tennessee and being described by metes and bounds as follows:

Beginning at a point in the Western margin of Cane Ridge Road, said point being 1236.00 feet North of the Northeast corner of the John K. Cravens property as recorded in Deed Book 5209, page 855 of the R.O.D.C., Tennessee. Thence S 87 degrees 57' 32" W, a distance of 556.48 feet to a point; Thence N 06 degrees 37' 33" E, a distance of 619.94 feet to a point in the Western margin of Cane Ridge Road; Thence with the Western margin of Cane Ridge Road, around a curve to the left, said curve having a central angle of 15 degrees 22' 57", a radius of 186.75 feet, a length of 50.14 feet, and a tangent of 25.22 feet to a point; Thence S 33 degrees 05' 52" E, a distance of 227.12 feet to a point: Thence, around a curve to the right, said curve having a central angle of 45 degrees 05' 18", a radius of 368.25 feet, a length of 289.79 feet, and a tangent of 152.87 feet to the point of beginning and containing 3.687 acres of land more or less.

Being the same property conveyed to Stephen K. Elliott, Unmarried by Warranty Deed from Darrell Alexander, married of record in Instrument Number 20080616-0061589, Davidson County, Tennessee.

This is improved property known as 5851 Cane Ridge Road, Antioch, Tennessee 37013.

The sale was advertised and made as trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances and further subject to any unpaid taxes or assessments owing on the property and this conveyance is so made. However, grantor, as Substitute Trustee, but not otherwise, hereby assigns and sets over to grantee all of the covenants and warranties contained in the Deed of Trust.

IN WITNESS WHEREOF, I, Ronald H. Bice, Jr., Substitute Trustee, have executed this instrument to be effective this the 24th day of May, 2011.

Ronald H. Bice, Jr.
Substitute 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 Ronald H. Bice, Jr., Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he in his capacity as Substitute Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24 day of May, 2011.

Notary Public

DAWN P. SHEEHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 5, 2014

My Commission Expires: 11-5-2014