BILL GARRETT, Davidson County
Trans:T20110034969 DEEDTRS
Recvd: 06/13/11 08:13 2 pgs
Fees:12.00 Taxes:0.00
20110613-0044807

TENNESSEE
MAP: #114-8-C-99.CO

CHRISTOPHER SIMMONS
MIDLAND: #51585174

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by DEED OF TRUST DATED OCTOBER 30, 2006, AND RECORDED IN REGISTER'S INSTRUMENT #20061102-0136346 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, CHRISTOPHER SIMMONS AND JESSICA SIMMONS, HUSBAND AND WIFE, CONVEYED TO MARTIN J. LEVINE, 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 #20110511-0035966 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 June 7, 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 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-OPX1, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED SIXTY TWO THOUSAND 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 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-OPX1 of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, ARNOLD M. WEISS, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-OPX1, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

BEING UNIT 300, LOT 94, ON THE PLAN OF WEST PARK PHASE 3 AS ESTABLISHED BY A MASTER DEED FOR WEST PARK HOMEOWNER'S ASSOCIATION, INC., OF RECORD AS INSTRUMENT #20040304-0024541, AS AMENDED BY FIRST AMENDMENT AND SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND BY-LAWS FOR WEST PARK HOMEOWNER'S ASSOCIATION, INC., OF RECORD AS INSTRUMENT #20041221-0151636, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ALSO AMENDED IN INSTRUMENT #20060202-0013378, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,

TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

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

CHRISTOPHER SIMMONS AND JESSICA SIMMONS, HUSBAND AND WIFE, THEIR HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT #20061102-0136345 (see also SCRIVENER'S AFFIDAVIT in REGISTER'S INSTRUMENT #20071017-0122962 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 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-OPX1, its successors and assigns in fee simple forever, to whom the said ARNOLD M. WEISS, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, 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	334.00
ATTORNEY'S FEES AND TRUSTEES FEES	550.00
CREDIT ON NOTE	161,104.00
	$162,000.00

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 ARNOLD M. WEISS, Substitute Trustee, has on June 7, 2011 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 7, 2011 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared ARNOLD M. WEISS to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

NOTARY PUBLIC

SHARON HOGAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 10-15-2013

MY COMMISSION EXPIRES:

STATE TAX $
CLERK'S FEE $

TOTAL $

PROPERTY ADDRESS
7277 CHARLOTTE PIKE UNIT 300
NASHVILLE, TN 37209-5036

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. BANK NATIONAL ASSOCIATION
C/O MIDLAND MORTGAGE
999 NW GRAND BLVD
SUITE #100
OKLAHOMA CITY, OK 73118-6077

MORTGAGEE: NONE

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

RETURN TO →

SHARON HOGAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 10-15-2013

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$162,000.00**
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, June 7, 2011
NOTARY PUBLIC
MY COMMISSION EXPIRES