BILL GARRETT, Davidson County
Trans:T20110035746 DEEDQC
Recvd: 06/15/11 12:21 3 pgs
Fees:17.00 Taxes:0.00
20110615-0045793

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Joseph P. Rusnak
TUNE, ENTREKIN & WHITE, P.C.
Regions Center, Suite 1700
315 Deaderick Street
Nashville, TN 37238

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Mortgagee:	Map Parcel Numbers:
Tim Forsman P. O. Box 120735 Nashville, TN 37212		71-11-0-138.00
Send Tax Bills: New Owner		

FOR AND IN CONSIDERATION of the sum of $70,000.00 which represents the highest bid at the foreclosure sale held on April 29, 2011 at 2:00 p.m. at the front door of the courthouse in Davidson County, Tennessee pursuant to an appropriate notice of sale published in the Nashville Scene, a newspaper of general circulation, on April 7, 14, and 21, 2011, the undersigned, Joseph P. Rusnak, as substitute trustee, by written instrument recorded in the Register's Office for Davidson County, Tennessee, Instrument No. 20110331-0024857, under the power and authority vested in me by a deed of trust dated September 26, 2005 executed by Ricky Sloan and Lisa Ford to Victor Hazelwood, Trustee, and recorded as Instrument No. 20051004-0119314 in the Register's Office of Davidson County, Tennessee, I hereby quitclaim and convey unto Tim Forsman, his heirs and assigns, all of my right, title and interest in and to a certain tract of land located in Davidson County, Tennessee and described as follows:

> Being the East half of Lot Number 36 on the Map of Trinity Heights, of record in Book 161, Page 38, Register's Office for said county. Said part of lot

fronts 50 feet on the Southerly side of Marshall Avenue and runs back between parallel lines150 feet to an alley.

Being the same property conveyed to Ricky Sloan and Lisa Ford, by deed of record in Instrument No. 20051004-0119313, Register's Office for Davidson County, Tennessee.

This is improved property located at 324 Marshall Street, Nashville, TN 37207

IN WITNESS THEREOF, the undersigned has caused this instrument to be executed on this 13 day of June 2011.

Joseph P. Rusnak, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Tim Forsman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Teresa H. Hobbs, a Notary Public of said County, Joseph P. Rusnak, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of June, 2011.

Teresa H. Hobbs
NOTARY PUBLIC

TERESA H. HOBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires AUG. 23, 2011

STATE OF ~~TENNESSEE~~ California)
COUNTY OF ~~DAVIDSON~~ San Diego)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tim Forsman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office on this the 8 day of June 2011.

Mirella Cota
Notary Public

My Commission expires: NOV-18, 11

NOV-18, 2011

JD11 MIRELLA COTA COMM.#1780895 NOTARY PUBLIC-CALIFORNIA SAN DIEGO COUNTY My Comm. Expires November 18, 2011 JD11

H:\JPRAssistant\JPR\Forsman\Sloan\SubstituteTrusteeDeed.wpd