Davidson County DEEDTRS
Recvd: 06/22/11 10:28 4 pgs
Fees:23.00 Taxes:725.20
20110622-0047762

This Instrument Prepared by:
Trustee Management Company
10975 El Monte, Suite 225
Overland Park, Kansas 66211
02762TN11

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Number(s)
Fifth Third Bank, N.A. 5001 Kingsley Dr. MD: 1MOB-BW Cincinnati, OH 45227	Fifth Third Bank, N.A. 5001 Kingsley Dr. MD: 1MOB-BW Cincinnati, OH 45227	104 06 0 223.00

WHEREAS, by Deed of Trust dated May 15, 2006, and recorded as Instrument No. 20060615-0071228, Register's Office for Davidson County, Tennessee, William E. Dillon, aka W.E. Dillion, aka William Edward Dillon and Pamela Petty Dillon, husband and wife, conveyed to Todd Clossin, Trustee, for the benefit of Fifth Third Bank, N.A 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 in Instrument No. 20110509-0035624, 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 June 9, 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 Bank, N.A. was the highest and best bidder became the purchaser of said property at and for the sum of One Hundred Ninety-Six Thousand and no/100 ($196,000.00).

NOW, THEREFORE, in consideration of the premises, the undersigned, does hereby grant, bargain, sell and convey to the said Fifth Third Bank, N.A., ("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:

SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 89 ON THE MAP OF R. W. GRIZZARD'S SUBDIVISION OF THE BOSLEY LAND, NOT OF RECORD, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH MARGIN OF ORIENT CIRCLE, NOW ACKLEN AVENUE, AT THE CORNER OF LOTS 89 AND 90, BEING 267-1/2 FEET EAST OF THE EASTERLY MARGIN OF MARLBOROUGH AVENUE; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHERLY 150 FEET TO THE SOUTH MARGIN OF AN ALLEY; THENCE WITH THE MARGIN OF THE SAME EASTERLY 38 FEET TO THE CORNER OF LOTS 88 AND 89; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHERLY 150 FEET TO THE NORTH MARGIN OF ORIENT CIRCLE, NOW ACKLEN AVENUE; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 60 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

Parcel ID No.:104 06 0 223.00

More commonly known as: 3204 Acklen Avenue, Nashville, TN 37212

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 William Edward Dillon and Pamela Petty Dillon, husband and wife in Deed recorded in instrument number 20051028-0130449 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 21 day of June, 2011.

Trustee Management Company

Spencer C. Farris
Executive Vice President

STATE OF KS
COUNTY OF SO

On this 21 day of June, 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:
5/20/2012

Printed Name: Lisa D. Phillips
Notary Public

STATE OF KS
COUNTY OF SO

LISA D. PHILLIPS
Notary Public - State of Kansas
My Appt. Expires 5/20/2012

The actual consideration or value of the property is $196,000.00.

For Trustee Management Company, (Affiant)

Subscribed and sworn to me this 21 day of June, 2011.

My Commission Expires:
5/20/2017

Printed Name: Lisa D. Phillips
Notary Public

LISA D. PHILLIPS
Notary Public - State of Kansas
My Appt. Expires 5/20/2017

02762TN11

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