BILL GARRETT, Davidson County
Trans:T20110038282 DEEDTRS
Recvd: 06/27/11 13:20 3 pgs
Fees:18.00 Taxes:292.30
20110627-0049001

This Instrument Prepared by:
Trustee Management Company
10975 El Monte, Suite 225
Overland Park, Kansas 66211
04819TN11

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Number(s)
J. Seth Jennings and William Smallman 3812 Park Ave. Nashville, TN 37209	J. Seth Jennings and William Smallman 3812 Park Ave. Nashville, TN 37209	07214023900

WHEREAS, by Deed of Trust dated June 15, 2006, and recorded as Instrument No. 20060619-0072483, Register's Office for Davidson County, Tennessee, John David Hardnett, unmarried, conveyed to Nations Title Agency of Tenn., Trustee, for the benefit of New Century Mortgage Corporation, 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. 20110506-0034799, 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, J. Seth Jennings and William Smallman was the highest and best bidder became the purchaser of said property at and for the sum of Fifty-Nine Thousand and no/100 ~~($59,000.00)~~ $79,000.00

NOW, THEREFORE, in consideration of the premises, the undersigned, does hereby grant, bargain, sell and convey to the said J. Seth Jennings and William Smallman, ("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:

A tract land lying and situated in Davidson County, Tennessee and being Lot No. 71 on the Plan of Dr. E.T. Brown's Subdivision of Lots 21, 22, 23, 24, 25, and 26 of Brownsville Addition of record in Plat Book 332, Page 91, Register's Office for Davidson County, Tennessee

Subject to all matters on plat of record in Plat Book 332, Page 91, in the Register's Office for Davidson County Tennessee.

Parcel ID No.:07214023900

More commonly known as: 1513 East Douglas Ave., Nashvhille, TN 37206

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 John David Hardnett, unmarried in Deed recorded in instrument number 20060619-0072482 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 JO

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

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

STATE OF KS
COUNTY OF JO

$79,000.00

The actual consideration or value of the property is ~~$59,000.00~~.

For Trustee Management Company, (Affiant)

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

My Commission Expires:
5/20/2012

Printed Name: Lisa D Phillips
Notary Public

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

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