BILL GARRETT, Davidson County
Trans:T20110042574 DEEDTRS
Recvd: 07/14/11 15:31 4 pgs
Fees:23.00 Taxes:296.00
20110714-0054067

This instrument prepared by:

James David Nave
Attorney at Law
320 Whitworth Way
Nashville, Tennessee 37205

Address New Owner:	Send Tax Bills To:	Map/ Parcel
Clenna Pate, Rachel McDonald and/or Mary Dianna Chambers 224 Ashlawn Blvd Old Hickory, Tennessee 37138	Pate Living Trust c/o Rachel Pate McDonald 224 Ashlawn Blvd Old Hickory, Tennessee 37138	051-04-0-074.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on September 10, 2002, Eric Alred and wife, Alicia Alred executed a Deed of Trust to Professional Title & Escrow Company, Inc., 3000 Business Park Circle, Suite 400, Hendersonville, Tennessee, as Trustee, conveying certain real property described herein below located in Davidson County, Tennessee ("the Real Property") to secure the payment of a promissory note of even date payable to Lloyd W. Pate and wife, Clenna Pate, said Deed of Trust appearing of record as Instrument No. 20021114-0141242 in the Register's Office for Davidson County, Tennessee; and

WHEREAS the Deed of Trust was subsequently assigned from Lloyd W. Pate and Clenna Pate, trustees, to Clenna M. Pate or Mary Dianna Chambers or Rachel Leah McDonald as evidenced by an Assignment of Deed of Trust dated November 14, 2008 said Assignment of Deed of Trust appearing of record as Instrument No. 20090123-0005792 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Eric Alred and wife, Alicia Alred executed a Quitclaim Deed conveying their right, title and interest in the Real Property to Rick A. Short as evidenced by a Quitclaim

Deed dated October 31, 2008 said Quitclaim Deed appearing of record as Instrument No. 20090123-0005793 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, the aforesaid promissory note was subsequently modified as evidenced by a promissory note dated October 31, 2008 in the principal amount of $75,145.46 executed by Rick Short payable to Clenna M. Pate or Mary Dianna Chambers or Rachel Leah McDonald; and

WHEREAS, default having been made in the terms, conditions and payments in the Deed of Trust and the Assignment of Deed of Trust to secure the indebtedness described therein for the benefit of Clenna M. Pate, Mary Dianna Chambers and/or Rachel Leah McDonald; and

WHEREAS, the lawful owner and holder of the indebtedness having appointed the undersigned, James David Nave, 320 Whitworth Way, Nashville, TN 37205, or his duly appointed agent as Substitute Trustee by written instrument of record as Instrument No.20110613-0045101 in the Register of Deeds Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said indebtedness and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand upon me, James David Nave, Substitute Trustee, to exercise the power of sale contained in said Deed of Trust; and

WHEREAS, I caused said property to be advertised in the The Tennessean, a newspaper published in Davidson County, Tennessee, once each week for three (3) consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 11:00 a.m., on Monday, July 11, 2011, on the front steps of the Davidson County Courthouse at Nashville, Tennessee; and

WHEREAS, the highest, last and best bid received was in the amount of Eighty Thousand Dollars ($80,000), said offer and bid having been made by Clenna M. Pate, Rachel Leah McDonald and/or Mary Dianna Chambers;

NOW, THEREFORE, in consideration of said sum, I, James David Nave, Substitute Trustee, have bargained and sold and by these presents do transfer and convey to Clenna M. Pate, Rachel Leah McDonald and/or Mary Dianna Chambers, their successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

ALL THAT CERTAIN property situated in the County of Davidson, and State of Tennessee, being described as follows:

Being Lot No. 48 on the plan of Madison Realty Company's Subdivision, of record in Book 547, Page 164, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

This being the same property conveyed to Rick A. Short, from Eric Alred and Alicia Alred, husband and wife, dated October 31, 2008, recorded January 23, 2009, in Instrument Number 20090123-0005793, recorded in the Register's Office of Davidson County, Tennessee.

Tax Parcel Identification Number: 051-04-0-074.00

This property is also known as: 109 Harrington Avenue, Madison, Tennessee.

TO HAVE AND TO HOLD, said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clenna M. Pate, Rachel Leah McDonald and/or Mary Dianna Chambers, their successors, heirs and assigns, forever.

This conveyance is made by me as Substitute Trustee of all my right, title and interest in the property as described in the within above-referenced Deed of Trust, without warranty of any kind, and no further or otherwise.

WITNESS my hand this 11th day of July, 2011.

James David Nave, Substitute Trustee

STATE OF TENNESSEE)
)SS:
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James David Nave, 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of July, 2011.

Casey Bevans
Notary Public
My Commission Expires: 3-3-15

CASEY BEVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 3, 2015

STATE OF TENNESSEE)
)SS:
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

J. David Nave
Affiant

Subscribed and sworn to before me this 11th day of July, 2011.

Casey Bevans
Notary Public
My Commission Expires: 3-3-15

CASEY BEVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 3, 2015