BILL GARRETT, Davidson County
Trans:T20110043167 DEEDTRS
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Fees:18.00 Taxes:462.22
20110718-0054796

PREPARED BY AND RETURN TO:
Shapiro & Kirsch, LLP, Attorney
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566
Fax (901)761-5690

Name: Adrian Eason

S&K#: 11-014314

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 24, 2007, recorded in Instrument No. 20070828-0103260 in the Register's Office of Davidson County, Tennessee, Adrian J. Eason conveyed to Larry A. Weissman, Trustee, 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, Residential Credit Solutions, Inc. appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20110222-0014372, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and Notice of the Right to Foreclose has been timely given in compliance with Tennessee Code Annotated §35-5-117.

WHEREAS, Residential Credit Solutions, Inc. requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclose Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice.

WHEREAS in pursuance of said request by said Residential Credit Solutions, Inc., the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on June 15, 2011, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 1:00PM; 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 time the said property was struck off and sold to Residential Credit Solutions, Inc., whose address is Residential Credit Solutions, 4282 N. Freeway, Fort Worth, Texas 76137, at and for the sum of $124,925.34, that being the highest and best bid offered; and,

WHEREAS, the said Residential Credit Solutions, Inc. has assigned its interests in the said property to Self-Help Venture Fund, his successors and assigns; 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 Residential Credit Solutions, Inc. the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Self-Help Venture Fund his 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:

Described property located in Davidson County, Tennessee, to wit:

A certain condominium unit in Davidson County, Tennessee, described as Unit 4401-A on the Plan of Oakley Townhomes, a Horizontal Property Regime, as recorded as Exhibit "A" to the Master Deed, Conditions, Restrictions and By-Laws of record in Instrument Number 20070809-0095672. The easements, restrictive covenants and regulations imposed upon the unit, property, co-owners and tenants of Oakley Townhomes contained therein are incorporated herein by reference and made a part hereof as copied herein.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070828-0103260 in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20070828-0103260 in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 200708280103259, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.
TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Self-Help Venture Fund his successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP, 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.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Shapiro & Kirsch, LLP

Ashley M. Jones, Authorized Agent
D. Denise Griffin, Managing Foreclosure Attorney

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 11th day of July, 2011, before me, a Notary Public, in and for said State and County, personally appeared Ashley Jones, with whom I am personally acquainted, and who, upon oath acknowledged to be authorize agent of Shapiro & Kirsch, LLP the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

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

MY COMMISSION EXPIRES
JANUARY 05, 2015
My commission expires:

Notary Public

DEBORAH V. DURHAM
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $124,925.34 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the date written above.

MY COMMISSION EXPIRES
JANUARY 05, 2015
My commission expires:

Notary Public

DEBORAH V. DURHAM
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

PROPERTY ADDRESS: 4401A Georgia Avenue, Nashville, Tennessee 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Self-Help Venture Fund
4282 N. Freeway
Fort Worth, Texas 76137

S & K File #11-014314
Map & Parcel -09120E00100

PREPARED BY AND RETURN TO:
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SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on June 15, 2011 at 1:00 PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee pursuant to Deed of Trust executed by Adrian J. Eason, to Larry A. Weissman, Trustee, on August 24, 2007 at Instrument No. 20070828-0103260; conducted by Shapiro & Kirsch, LLP Substitute Trustee, all of record in the Davidson County Register's Office.

Owner of Debt: Residential Credit Solutions, Inc.

The following real estate located in Davidson County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Described property located in Davidson County, Tennessee, to wit:

A certain condominium unit in Davidson County, Tennessee, described as Unit 4401-A on the Plan of Oakley Townhomes, a Horizontal Property Regime, as recorded as Exhibit "A" to the Master Deed, Conditions, Restrictions and By-Laws of record in Instrument Number 20070809-0095872. The easements, restrictive covenants and regulations imposed upon the unit, property, co-owners and tenants of Oakley Townhomes contained therein are incorporated herein by reference and made a part hereof as copied herein.

Street Address: 4401A Georgia Avenue, Nashville, Tennessee 37209

Current Owner(s) of Property: Adrian J. Eason, a single person

The street address of the above described property is believed to be 4401A Georgia Avenue, Nashville, Tennessee 37209, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

SALE IS SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

If applicable, the notice requirements of T.C.A. 35-5-117 have been met.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

If the highest bidder cannot pay the bid within twenty-four (24) hours of the sale, the next highest bidder, at their highest bid, will be deemed the successful bidder.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded at any time.

This office is a debt collector. This is an attempt to collect a debt and any information obtained will be used for that purpose.

Shapiro & Kirsch, LLP Substitute Trustee

www.kirschattorneys.com

Law Office of Shapiro & Kirsch, LLP

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Memphis, TN 38117

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