BILL GARRETT, Davidson County
Trans:T20110057583 DEEDTRS
Recvd: 09/16/11 09:45 2 pgs
Fees:13.00 Taxes:461.85
20110916-0071992

TENNESSEE
MAP #108-12024900

JAMES AUSILI
WACHOVIA: #0046852679

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 9, 2007, and recorded in REGISTER'S INSTRUMENT #20070817-0098652 in the Register's Office of Davidson County, Tennessee, James A. Ausili, a married person and Suzanne M. Ausili, a married person, conveyed to J. Franklin McCreary, Trustee(s), 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, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in REGISTER'S INSTRUMENT #20110830-0067012 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions 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, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on July 26, 2011, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center of 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, at which sale WELLS FARGO BANK, N.A., a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED TWENTY FOUR THOUSAND EIGHT HUNDRED TWENTY THREE DOLLARS AND 00/100; 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 WELLS FARGO BANK, N.A. of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, ARNOLD M. WEISS, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said WELLS FARGO BANK, N.A., its 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:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT #86 ON THE PLAN OF TRAILWOOD, SECTION 5, AS OF RECORD IN PLAT BOOK 6900, PAGES 477, 478, AND 479, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

JAMES A. AUSILI, A MARRIED PERSON AND SUZANNE M. AUSILI, A MARRIED PERSON, THEIR HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT #20011204-0132962, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes;

Notice of the Right to Foreclose has been given in compliance with T.C.A. § 35-5-117.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein.

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 WELLS FARGO BANK, N.A., its successors and assigns in fee simple forever, to whom the said ARNOLD M. WEISS, 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.

The said Substitute Trustee has applied the consideration as follows:

RECORDING APPOINTMENT OF SUBSTITUTE TRUSTEE	12.00
PUBLICATION EXPENSE	286.00
ATTORNEY'S FEES AND TRUSTEES FEES	550.00
CREDIT ON NOTE	123,975.00
	$124,823.00

Whenever used, the singular number shall include the plural; the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said ARNOLD M. WEISS, Substitute Trustee, has on September 2, 2011, hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On September 2, 2011 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared ARNOLD M. WEISS to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

NOTARY PUBLIC

BRENDA L. DOYLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Comm. Exp. 8-22-2012

My Commission Expires:

STATE TAX $
CLERK'S FEE $

TOTAL $

PROPERTY ADDRESS
3233 EAST LAKE DRIVE
NASHVILLE, TN 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
WELLS FARGO BANK, N.A.
C/O WACOVIA BANK
4101 WISEMAN BLVD
SAN ANTONIO, TX 78251

MORTGAGEE: NONE

THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
ATTORNEYS AT LAW
208 ADAMS AVENUE
MEMPHIS, TN 38103
(901) 526-8296

RETURN TO →

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ***$124,823.00***
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, September 2, 2011
NOTARY PUBLIC
MY COMMISSION EXPIRES 5.23.2017

BRENDA L. DOYLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Comm. Exp. 8-22-2012