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

BILL GARRETT, Davidson County
Trans:T20110066380 DEEDTRS
Recvd: 10/24/11 13:31 2 pgs
Fees:12.00 Taxes:0.00
20111024-0082544

***This Deed was corrected to properly reflect the correct vesting entity in Substitute Trustee's Deed which was recorded in Instrument Number 201106130045097***

Name: Kesita J. Brown

S&K#: 08-010650

**CORRECTED SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, by Deed of Trust dated June 7, 2007, recorded in Instrument No. 20070620-0073772 in the Register's Office of Davidson County, Tennessee, Kesita J. Brown, a single person conveyed to Transcontinental Title, 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, Solstice Capital Group, Inc. appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20110516-0037219, 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, Solstice Capital Group, 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 Solstice Capital Group, 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 February 22, 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 Solstice Capital Group, Inc., whose address is HSBC Consumer Lending Mortgage Servicing, 636 Grand Regency Blvd, Brandon, Florida 33510, at and for the sum of $161,418.40, that being the highest and best bid offered; and,

WHEREAS, the said Solstice Capital Group, Inc. has assigned its interests in the said property to Beneficial Financial 1 Inc., 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 Solstice Capital Group, 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 Beneficial Financial 1 Inc. 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:

Lot Number 7 on the map of the final plat of the first subdivision of the W. T. Berry Estate in the Seventh (7th) Civil District of Davidson County, Tennessee, of record in Book 974, Page 66, Register's Office for said county.

Said Lot Number 7 fronts 60 feet on the easterly side of West Kirkwood Road and extends back 177.28 feet on the northerly line and 187.67 feet on the southerly line to a dead line on which it measures 61 feet 6 inches.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070620-0073772 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. 20070620-0073772 in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 9624, Page 195, 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 Beneficial Financial 1 Inc. 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 18th day of October, 2011, before me, a Notary Public, in and for said State and County, personally appeared Ashley M. Jones, Authorized Agent with whom I am personally acquainted, and who, upon oath acknowledged to be 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.

HILARY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

MY COMMISSION EXPIRES
JANUARY 05, 2015
My commission expires:

Notary Public

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 ******* 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.

HILARY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

MY COMMISSION EXPIRES
JANUARY 05, 2015
My commission expires:

Notary Public

**PROPERTY ADDRESS:** 2806 West Kirkwood Avenue, Nashville, Tennessee 37204

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Beneficial Financial 1 Inc.
636 Grand Regency Blvd
Brandon, Florida 33510

**S & K File #08-010650**
**Map & Parcel -11802010100**

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