REGISTER RETURN TO:
BROCK & SCOTT, PLLC
3326 ASPEN GROVE DR.
SUITE 400
FRANKLIN, TN 37067

BILL GARRETT, Davidson County
Trans:T20110077305 DEEDTRS
Recvd: 12/07/11 10:41 3 pgs
Fees:18.00 Taxes:208.72
20111207-0095434

FILE NO.: 11-18354

THIS INSTRUMENT PREPARED BY AND RETURN TO:
M.TODD JACKSON, ATTORNEY, TN BPR 23455
BROCK & SCOTT, PLLC
5431 OLEANDER DRIVE, SUITE 200
WILMINGTON, NC 28403

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Florence Irene Hargrove, an unmarried woman conveyed to FMLS,Inc. as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated May 25, 2004 and recorded on June 17, 2004 in Book 20040617-0071703 in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **ING Bank, F.S.B.**; and

WHEREAS, ING Bank, F.S.B., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument/Book No 20111006-0077692, in the Office of the Register of Deeds of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, pursuant to Tenn. Code Ann. § 35-5-117(i), not less than sixty (60) days prior to the first publication required by § 35-5-101, the Notice of Right to Foreclose was properly sent, if so required; and

WHEREAS, at the time and place mentioned in referenced advertisement, Mandy Belote, the undersigned's agent, offered said property for sale at public outcry at the Davidson Courthouse on December 1, 2011 at 1:00PM to the highest and best bidder for cash, at which sale ING Bank, FSB, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $56,411.00; and

WHEREAS, the holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of the payment by ING Bank, FSB as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto

ING Bank, FSB, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land In Davidon County,being the westerly one-half of Lot No. 4 of Block No. 28 on the Map of the resubdivision of part of the Cumberland Nurseries, as of record in Book 161, Page 166, Register's Office for Davidon County, Tennessee.

Said part of Lot No. 4 fronts 66 feet on the southerly side of Peachtree Street and runs back between parallel lines 248 feet to the north line of Lot No. 8 on said plan.

BEING the same property conveyed to Florence Irene Hargrove by Quit Claim Deed from Clara I. Hargrove,dated 01/14/1992, recorded 01/14/1992, of record in Book 8528, Page 276, Register's Office for Davidson County, Tennessee.

Property commonly known as: 303 Peachtree Street, Nashville, TN 37210.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said ING Bank, FSB, its/his/her successors and assigns forever, to whom the said, Brock & Scott, PLLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under it, as such Subsitute Trustee, but not further or otherwise.

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IN TESTIMONY WHEREOF, **Attorney M.Todd Jackson** of Substitute Trustee, has hereunto set his hand, this 2nd day of December, 2011.

Brock & Scott, PLLC

By: _____

M.TODD JACKSON, Attorney
TN BPR 23455
Brock & Scott, PLLC
Substitute Trustee
5431 Oleander Drive, Suite 200
Wilmington, NC 28403

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in the State and County aforementioned personally appeared M Todd Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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

SUZANNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires April 18, 2015

Suzanne Thomas
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $56,411.00, 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 this 2nd day of December, 2011.

SUZANNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires April 18, 2015

Suzanne Thomas
Notary Public

My Commission Expires: _____

Brock & Scott File No.: 11-18354
Property Address: 303 Peachtree Street, Nashville, TN 37210
Tax Parcel I.D. No.: 11905002300
Property Owner and Tax Notices:
ING Bank, FSB
802 Delaware Avenue
Wilmington, DE 19801