212 Belle Meade Boulevard, Nashville, TN

This Instrument Prepared By:

BILL GARRETT, Davidson County
Trans:T20120011900 DEEDTRS
Recvd: 02/17/12 09:22 3 pgs
Fees:18.00 Taxes:2978.50
20120217-0013979

David M. Smythe
Smythe & Huff
Suite 333- Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

**SUBSTITUTE TRUSTEE'S DEED**

| Address New Owner(s) As Follows: | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| Craig Elliot Savage<br>95 Honour Circle, NW<br>Atlanta, GA 30305 | Same | Map No. 116<br>Parcel No. 118 |

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $805,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of February, 2012.

Notary Public

My Commission Expires: March 3, 2015

SHELLEY L. ORR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WHEREAS, by Deed of Trust dated June 30, 2009, of record in Instrument No. 20090715-0066078, Register's office for Davidson County, Tennessee, Eric J. Bentley and wife, Leah K. Bentley, conveyed to Hugh M. Queener, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument of record in Instrument No. 20111028-0084056, said Register's office; 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 of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust and such ad appeared in The Tennessean / Davidson A.M. Edition on January 6, 2012, January 13, 2012 and January 20, 2012; and

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 30th day of January, 2012, at 10:00 o'clock a.m. at the south front door of the Davidson County Courthouse, James Robertson Parkway, Nashville, 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, Craig Elliot Savage, being the highest and best bidder, became the purchaser of said property at and for the sum of Eight Hundred Five Thousand and no/100$^{ths}$ Dollars ($805,000.00).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Craig Elliot Savage, a married man, the following real estate:

> Land in the 7$^{th}$, formerly 11$^{th}$, Civil District of Davidson County, Tennessee, in the City of Belle Meade, being the Southerly 75 feet of Lot No. 1 and the Northerly 125 feet of Lot No. 2 of Block B on the Map of the Malone Property, called Honeywood Subdivision, not of record, described according to a survey made by James A. Hamilton, Jr., dated December 25, 1950, as follows:
>
> Beginning at a point in the Easterly margin of Belle Meade Boulevard, 106 feet South of the intersection of Belle Meade Boulevard with Malone Avenue, the Southwest corner of the property heretofore conveyed to Sydney Albert by Deed of record in Book 1907, Page 232, Register's Office for Davidson County, Tennessee, and running thence Easterly with Albert's Southerly line 199.73 feet to a point in the common line between Lot No. 1 and Lot No. 17 of said Block B, Albert's Southeasterly Corner, then in a Southerly direction with the common line between Lot No. 1 and Lot No. 17 and continuing with the common line between Lot No. 2 and Lot No. 16, 209 feet to a point, 25 feet North of the common corner of Lot Nos. 2, 3, 15 and 16 of said Block B, thence in a Westerly direction 254.76 feet to a point in the Easterly margin of Belle Meade Boulevard 25 feet North of the Northwest corner of Lot No. 3; and thence Northwardly with the Easterly margin of Belle Meade Boulevard 200 feet, more or less, to the beginning.
>
> Being the same property conveyed to Eric J. Bentley and wife, Leah K. Bentley, by Deed of record in Instrument No. 20071107-0131459, recorded November 7, 2007, Register's Office for Davidson County, Tennessee.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all right of homestead, equity of redemption, statutory right of redemption and all other rights or exemptions of every kind, including a statutory right to an elective share in the property in the Makers of said Deed of Trust and all persons claiming through and under said Makers.

UNDERSIGNED, provided timely notice of the right to foreclose on October 26, 2011 to the owners pursuant to Tenn. Code Ann. §35-5-117(g).

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Craig Elliot Savage, his successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location

or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Register's Office. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 16th day of February, 2012.

David M. Smythe, Substitute Trustee

**STATE OF TENNESSEE )**
**)**
**COUNTY OF DAVIDSON )**

Personally appeared before me, Shelley L. Orr, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 16th day of February, 2012.

Notary Public

SHELLEY L. ORR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: March 3, 2015