BILL GARRETT, Davidson County
Trans:T20120012283 DEEDTRS
Recvd: 02/21/12 08:51 2 pgs
Fees:13.00 Taxes:362.32
20120221-0014426

RETURN TO:
THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991
901-526-8296

Tennessee
Map # 176-5-8

Chi Ly
WACHOVIA: 0023492788

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 8, 2003, and recorded in Register's Instrument No. 20031218-0180237 in the Register's Office of Davidson County, Tennessee, Chi Le Ly, a married woman, 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 INSTRUMENT NO. 20120214-0012859 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 January 24,2012 at which time said sale was postponed and held on February 14, 2012, 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 NINETY SEVEN THOUSAND NINE HUNDRED TWENTY FIVE AND NO/100'S DOLLARS; 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, Elizabeth A. Cash, 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 Antioch, 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 TO WIT: BEING LOT NO. 83 ON THE PLAN OF SECTION ONE, HICKORY WOODS EAST, OF RECORD IN BOOK 6900, PAGE 510, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. SUBJECT TO ALL MATTERS OF RECORD IN PLAT BOOK 6900, PAGE 510, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SUBJECT TO AMENDED AND RE-STATED RESTRICTIVE COVENANTS OF RECORD IN BOOK 9678, PAGE 187, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT TO BY-LAWS OF RECORD IN BOOK 7932, PAGE 648, AS CORRECTED IN BOOK 9616, PAGE 470, BOOK 9616, PAGE 477, BOOK 9678, PAGE 213, AND BOOK 9764, PAGE 44, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIVE COVENANTS OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS, SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS FOR PUBLIC UTILITIES APPLICABLE TO THIS PROPERTY.

Chi Le Ly, Married , heirs and assigns, obtained title to the above referenced real estate by Deed of record in Book 10964, Page 847, 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 Elizabeth A. Cash, 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	373.50
ATTORNEY'S FEES AND TRUSTEES FEES	550.00
CREDIT ON NOTE	96,989.50
	$97,925.00

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 Elizabeth A. Cash, Substitute Trustee, has on February 14. 2012 hereunto set his hand and seal.

Elizabeth A. Cash Substitute Trustee
ELIZABETH A. CASH, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On February 14. 2012 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Elizabeth A. Cash 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.

Katy S Ruffin
NOTARY PUBLIC

KATHY S. RUFFIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires:

My Commission Expires April 20, 2014

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
4913 Hickory Wood East,
Antioch, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Wells Fargo Bank, N.A
4101 Wiseman Blvd
San Antonio, TX 78251

KATHY S. RUFFIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires April 20, 2014

Mortgagee: None

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$97,925.00**
AFFIANT Elizabeth A. Cash
SUBSCRIBED AND SWORN TO BEFORE ME, February 14. 2012
NOTARY PUBLIC Katy S Ruffin
MY COMMISSION EXPIRES 4-20-2014