THIS INSTRUMENT PREPARED BY AND RETURN TO:
William T. Hill, Attorney at Law
Sun Trust Bank Building
201 Fourth Ave North, Suite 1300
Nashville, Tennessee 37219

Davidson County DEEDTRS
Recvd: 03/06/12 15:45 4 pgs
Fees:23.00 Taxes:259.00
20120306-0019753

SUBSTITUTE TRUSTEE'S DEED

Address New Owner and Send Tax Bills To:

Max Chira TOD Robert Chira
c/o LCA Financial Management, LLC
800 N. Highland Ave, Ste #200
Orlando, FL 32803

Map-Parcel Numbers:

071-08.0 133.00

WHEREAS, Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Tabitha Spencer, an unmarried woman, to J. Carson Stone, III, Trustee, dated the 31st day of October, 2007 and being of record in Inst. No. 20071119-0135137, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof, Max Chira TOD Robert Chira.

WHEREAS, Appointment of Substitute Trustee having been duly executed by the holder of the note and beneficiary of said Deed of Trust, Appointment of Substitute Trustee being of record in Inst. No. 20111003-0076351, in the Register of Deed's Office, Davidson County, Nashville, Tennessee, and appointing William Timothy Hill as Substitute Trustee.

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

If required, notice of right to foreclosure, was given in accordance with Tennessee Code Annotated §35-5-117(i).

WHEREAS, the Substitute Trustee, after due advertisement as required by law the advertisement of sale having been published in The Tennessean, a newspaper published in Davidson County, Tennessee in the issues of 1/27/12 – 2/3/12 – 2/10/12 of said newspaper and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock noon (12:00 noon), February 17, 2012, at the Davidson County Courthouse, Public Square, 2nd Ave, Nashville, Tennessee, when and where

Max Chira TOD Robert Chira, ("Grantee"), became the last and highest bidder at the price of Seventy Thousand and 00/100 ($70,000.00) Dollars.

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, William Timothy Hill, Substitute Trustee, hereby conveys the Property described hereto in Exhibit "A", to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

William Timothy Hill, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 17th day of February, 2012.

William Timothy Hill, as
Substitute Trustee and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named William Timothy Hill, Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of February, 2012.

Notary Public
My commission expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 6, 2014

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $70,000.00.

Affiant

Subscribed and sworn to before me this 17th day of February, 2012.

Notary Public
My commission expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 6, 2014

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Joywood Heights, as shown on plat of record in Plat Book 1130, page 91, 92 and 93, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Tabitha Spencer, by deed recorded as Inst. No. 20071119-0135136, Register's Office for Davidson County, Tennessee.

This is improved property known as 2008 Jones Ave, Nashville, TN.

AFFIDAVIT

I, William Timothy Hill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

William Timothy Hill
PRICE, HILL & KOLARICH
201 4th Avenue North, Suite 1800
Nashville, TN 37219
(615) 256-1577

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Phyllis Ashby, a notary public for this county and state, (William Timothy Hill) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

PHYLLIS ASHBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUL 8, 2014

MY COMMISSION EXPIRES: January 6, 2014.