BILL GARRETT, Davidson County
Trans:T20120017052 DEEDTRS
Recvd: 03/08/12 08:57 3 pgs
Fees:18.00 Taxes:111.00
20120308-0020199

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 # 081-07031200

James Dukes
RWLS: 707732

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 13, 2003, and recorded in Register's Instrument No. 20030317-0035477 in the Register's Office of Davidson County, Tennessee, James E. Dukes, married, conveyed to Bicentennial Title & Escrow/The Law Office of Rich, 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 REGISTER'S INSTRUMENT NO. 20120130-0008423 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 February 28, 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 RWLS III, LLC, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of THIRTY THOUSAND 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 RWLS III, LLC 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 RWLS III, LLC, its 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE MAP OF W.S. SETTLE'S SUBDIVISION OF LOT NO. 7, WOODARD PLAN, AS OF RECORD IN BOOK 57, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

James E. Dukes, his heirs and assigns, obtained title to the above referenced real estate by Deed of record in Instrument No. 20011008-0109205 and re-recorded in Instrument No. 20011210-0135494, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

Proper notice of this sale has been made to the Department of Revenue and this sale is made subject to the redemptions rights of the Department of Revenue.

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 RWLS III, LLC, 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	359.50
ATTORNEY'S FEES AND TRUSTEES FEES	550.00
CREDIT ON NOTE	29,078.50
	$30,000.00

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 28, 2012 hereunto set his hand and seal.

ELIZABETH A. CASH, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On February 28, 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.

NOTARY PUBLIC

KATHY S. RUFFIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires April 20, 2014

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
1812 14th Avenue North,
Nashville, TN 37208

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
RWLS III, LLC
4864 East Baseline Road
Suite 103
Mesa, AZ 85206

Mortgagee: None

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, February 28, 2012
NOTARY PUBLIC
MY COMMISSION EXPIRES

KATHY S. RUFFIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires April 20, 2014

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
REVENUE ENFORCEMENT DIVISION
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

January 31, 2012

Arnold M. Weiss
Weiss, Spicer & Cash, PLLC
208 Adams Avenue
Memphis, TN 38103-1991

Re: Foreclosure Sale of Property Owned by: **James B Dukes**
Entity Number: **002 XXXXX3750/000 and 001 621804245/000**
Loan # 707732 / 1812 14th Avenue North

This is in reference to your letter dated January 27, 2012 regarding a foreclosure sale of property owned by the above-captioned taxpayer(s), pursuant to the provisions of T.C.A. § 67-1-1401 et. seq..

The Tennessee Department of Revenue does not have any known liens filed against the taxpayer(s). **The most recent lien was released on October 30, 2003 in Instrument number 20031030-0159594, in Davidson County, Tennessee.**

I trust that this has answered your letter, but if not, please let me know.

Rosemary Maltese, Accounting Technician 1
Special Procedures Section
Revenue Enforcement Division
Tennessee Department of Revenue

SP/bt
c: *file*