PREPARED BY AND RETURN TO:
Joanna Weir
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566
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BILL GARRETT, Davidson County
Trans:T20120017921 DEEDTRS
Recvd: 03/12/12 10:16 3 pgs
Fees:17.00 Taxes:0.00
20120312-0021112

Name: Alan K. Williams, Jeanette Freant Williams, The Avenue Group, LLC

S&K#: 10-012543

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 12, 2007, recorded in Instrument No. 20071019-0124384 in the Register's Office of Davidson County, Tennessee, Alan K. Williams, a married man, and wife, Jeanette Freant conveyed to Realty Title & Escrow Co., Inc., Trustee, 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, CitiMortgage, Inc. appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20111227-0100890, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and pursuant to T.C.A. §35-5-117(h)(3), Notice of the Right to Foreclose was not required.

WHEREAS, CitiMortgage, Inc. requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclose Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice.

WHEREAS in pursuance of said request by said CitiMortgage, Inc., the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on February 10, 2012, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 10:00AM; 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 time the said property was struck off and sold to CitiMortgage, Inc., whose address is CitiMortgage, Inc., 1000 Technology Drive, O'Fallon, Missouri 63368-2240, at and for the sum of $229,571.12, that being the highest and best bid offered; and,

WHEREAS, the said CitiMortgage, Inc. has assigned its interests in the said property to Federal National Mortgage Association, his successors and assigns; 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 CitiMortgage, Inc. the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Federal National Mortgage Association his 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:

Described property located in Davidson County, Tennessee, to wit:

Part of Lot C on the Plan of First Subdivision of Brownsville, of record in Book 21, Page 112, Register's Office for said County, and more particularly described according to survey made by Norris H. Hickerson, Surveyor, on April 26, 1954, as follows:

BEGINNING at a point in the easterly margin of Scott Avenue, said point being 50.0 feet north from the southwest corner of said Lot C; thence North along the easterly margin of Scott Avenue 50.0 feet to an iron pin; thence Easterly 150.0 feet to an iron pin; thence Southwardly 50.0 feet to an iron pin; thence Westwardly 150.0 feet to an iron pin, which is the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20071019-0124384 in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20071019-0124384 in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quit Claim Deed, recorded in Instrument Number 201001260006557, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.
TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Federal National Mortgage Association his successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP, 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.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Shapiro & Kirsch, LLP

Ashley M. Jones, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 2 day of March 2012, before me, a Notary Public, in and for said State and County, personally appeared Ashley M. Jones, with whom I am personally acquainted, and who, upon oath acknowledged to be Authorized Agent of Shapiro & Kirsch, LLP the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

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

My commission expires:

Notary Public

TRACY L. SHARP
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 11/02/2013

NO TAX/GOVERNMENTAL AGENCY
TCA CODE 67-4-409

PROPERTY ADDRESS: 202 Scott Avenue, Nashville, Tennessee 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
P.O. Box 650043
Dallas, TX 75265-0043

S & K File #10-012543
Map & Parcel -08306019800

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COST OF PUBLICATION

First Insertion
Second Insertion
Third Insertion

Total

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on February 16, 2012 at 10:00 AM local time, at the Davidson County Courthouse, South Main door, Ord Public Square, Nashville, Tennessee pursuant to Deed of Trust executed by Alan K. Williams, a married man, and wife, Jeanette Peard, to Realty Title & Escrow Co, Inc., Trustee, on October 12, 2007 at Instrument No. 20071012-0124384; conveyed by Shapiro & Kirsch, LLP Substitute Trustee, all of record in the Davidson County Register's Office.

Holder: CitiMortgage, Inc.

The following real estate located in Davidson County, Tennessee, will be sold to the highest cash bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Described property located in Davidson County, Tennessee, to wit:

Part of Lot C on the Plan of First Subdivision of Brownsville, of record in Book 21, Page 112, Register's Office for said County, and more particularly described according to survey made by Norris H. Hickerson, Surveyor, on April 26, 1954, as follows:

BEGINNING at a point in the easterly margin of Scott Avenue, said point being 50.0 feet north from the southwest corner of said Lot C; thence North along the easterly margin of Scott Avenue 50.0 feet to an iron pin; thence Easterly 150.0 feet to an iron pin; thence Southwardly 50.0 feet to an iron pin; thence Westwardly 150.0 feet to an iron pin, which is the point of beginning.

Street Address: 202 Scott Avenue, Nashville, Tennessee 37206

Parcel Number: 08209019600

Current Owner(s) of Property: The Avenue Group, LLC

Other Interested parties: Crye-Leike of Nashville, Capital Bank & Trust Company, and Reinstate Bank successor by merger to Capital Bank & Trust Company

The street address of the above described property is believed to be 202 Scott Avenue, Nashville, Tennessee 37206, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

[redacted] as permitted.

If applicable, the notice requirements of T.C.A. 35-5-117 have been met.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

If the highest bidder cannot pay the bid within twenty-four (24) hours of the sale, the next highest bidder, at their highest bid, will be deemed the successful bidder.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded at any time.

This office may be a debt collector. This may be an attempt to collect a debt and any information obtained may be used for that purpose.

Shapiro & Kirsch, LLP Substitute Trustee
www.kirschattorneys.com
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555 Perkins Road Extended, Second Floor
Memphis, TN 38117
Phone (901)767-5566
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File No. 10-012543
Jan. 13, 20, 27, 2012 FN13967

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER, the Publisher of Westview, a weekly newspaper of general circulation, printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham and Dixon County in Tennessee, states that the hereto attached publication appeared in The Westview on the following dates:

January 13, 2012
January 20, 2012
January 27, 2012

THE WESTVIEW NEWSPAPER, LLC

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 27th day of **January 2012**, this instrument was signed and sealed in behalf of the corporation (or association), by authority of its Board of Directors and **Catron J. Kerr** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

FIT/FPS

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