BILL GARRETT, Davidson County
Trans:T20120019182 DEEDTRS
Recvd: 03/16/12 09:47 3 pgs
Fees:18.00 Taxes:133.20
20120316-0022585

THIS INSTRUMENT PREPARED BY:
R. N. "BO" TAYLOR, Esq.
TAYLOR & SCHECHTER, P.C.
305 Fourteenth Avenue, North
Nashville, Tennessee 37203-3416
(615) 859-0060

Based on information provided by the parties.

SUBSTITUTE TRUSTEES DEED

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
Vanderbilt Mortgage and Finance, Inc	Same	Map and Parcel 072-14-0-285.00
500 Alcoa Trail		
Maryville, TN 37804		

WHEREAS on June 23, 2006 ,Barbara A. Hill, unmarried executed a certain Deed of Trust conveying the property therein described to Anthony Steele, Trustee, to secure said indebtedness therein described in such Deed of Trust to Vanderbilt Mortgage and Finance, Inc. of record as Instrument Number 20060802-0094043, Register's Office for Davidson County, Tennessee.

WHEREAS, by Appointment of Substitute Trustee of record as Instrument Number 20120202-0009370, said Register's Office, VANDERBILT MORTGAGE AND FINANCE, INC., by virtue of its authority set forth in the aforesaid Deed of Trust, did appoint R.N. "BO" TAYLOR, Substitute Trustee, with all the title, power and duties conferred upon the Trustee by said Deed of Trust, and

WHEREAS, default having been made in the payment of the indebtedness secured by such Deed of Trust, the undersigned, R. N. "BO" TAYLOR, Substitute Trustee, at the request of the holder of the indebtedness and under and by virtue of the powers vested in me as Substitute Trustee, by such Deed of Trust, advertised such real property as required by law under the terms of such Deed of Trust on February 17, 2012, February 24, 2012 and March 2, 2012 in The Davidson A.M., a newspaper published in Davidson County, Tennessee for sale for cash, and in bar of all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the property, all of which were expressly waived in said Deed of Trust, for the purpose of paying such indebtedness.

WHEREAS, pursuant to such advertisement, on March 13, 2012 at 10:00 a.m. at the front door of the Davidson County Courthouse in Nashville, Tennessee, the undersigned, R. N. "BO" TAYLOR, Substitute Trustee, offered for sale at public outcry to the highest bidder the real property described below, for cash, and in bar of all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the property, all of which were expressly waived in said Deed of Trust, and at such sale, Vanderbilt Mortgage

and Finance, Inc., being the highest and best bidder, became the purchaser of such property for a price of $36,000.00.

NOW THEREFORE, in consideration of the premises, the payment of the aforesaid purchase price and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the undersigned R. N. "BO" TAYLOR, Substitute Trustee, hereby sell, grant and convey to said Buyer all right, title and interest which I, as said Trustee can or should convey, particularly including all warranties of title made by the Grantors to or for the benefit of the Trustee or his/her successors within the said Deed of Trust; and I will warrant and defend to said Buyer title to said property against any claims by anyone claiming by, through, or under, but not further or otherwise, the following described real estate:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
> Being Lot No. 10 on the Plan of the Re-Subdivision of M.T. Strattons unregistered Plan of the Subdivision of part of the Cahal Lands, of record in Book 421, Page 60, Register's Office for Davidson County, Tennessee.
> Being the same property conveyed to Charlie B. Hill, Jr., and wife, Barbara A. Hill by Deed dated 1/4/74 from Izora Marie Lee of record in Book 4778, Page 800, Register's Office for Davidson County, Tennessee. Charile B. Hill, Jr. now being deceased, having died on 5/6/00.
> Said Lot no. 10 fronts 50 feet on the Southerly margin of Cahal Avenue and runs back between parallel lines, 236.5 feet to a dead line in the rear whereon it measures 50 feet.
> Being the same property conveyed to Charlie B. Hill, Jr. and wife, Barbara A. Hill by Deed from Izora Marie Lee of record in Book 4778, Page 800, Register's Office for Davidson County, Tennessee.
>
> Assessor's Office Information: Map and Parcel 072-14-0-285.00
>
> The property address is believed to be 1610 Cahal Avenue Nashville, TN 37206.

This property includes a 2006 Clayton Mobile Home, Serial Number CLA055422TNAB which was purchased under an installment contract-security agreement which evidences the deed of trust and which will stay with the land. The sale of this property is pursuant to Section 9-604 of the Uniform Commercial Code and Tennessee Annotated 47-9-604.

SAID PROPERTY is conveyed subject to any and all unpaid taxes, restrictions, easements and building setback lines, and to any prior or superior liens or judgments.

The 60 day notice of the right to foreclosure, in accordance with T.C.A. 35-5-101, was sent by United States Mail, postage prepaid to, The Estate of Barbara A. Hill on September 7, 2011.

IN WITNESS WHEREOF, the undersigned has executed this Deed as of the 14th day of March , 2012.

R.N. "Bo" Taylor
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned of said county, R. N. "BO" TAYLOR, Substitute Trustee, the within named bargainor, 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 he purposes therein contained.

Witness my hand, at office, this 14th day of March, 2012.

NOTARY PUBLIC

My commission expires: 7/6/15

MINDY CLAUD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $36,000.00

AFFIANT

Subscribed and sworn to before me this the 14th day of March, 2012.

NOTARY PUBLIC

My commission expires: 7/6/15

MINDY CLAUD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY