This document prepared by:
Angus Gillis, III
Schulman, LeRoy & Bennett, P.C.
501 Union Street, Suite 701
P.O. Box 190676
Nashville, TN 37219

SUBSTITUTE TRUSTEE'S DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NO.
Walter W. Wyckoff, II 1107 Frances Avenue Nashville, TN 37204	Same	16300026300

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $125,000.00.

Walter W. Wyckoff II
Affiant

Sworn and subscribed before me, this 29th day of February, 2012.

Gail Seibold
Notary Public

GAIL SEIBOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expires:

Nov. 7, 2012

BILL GARRETT, Davidson County
Trans:T20120019843 DEEDTRS
Recvd: 03/19/12 16:22 4 pgs
Fees:23.00 Taxes:462.50
20120319-0023354

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 30, 2007, and recorded May 31, 2007, as Instrument Number 20070531-0064521 in the Register's Office for Davidson County, Tennessee, M&L Investments, LLC conveyed to Richard A. Northcutt, as Trustee, for Walter W. Wyckoff, II, the hereinafter described property for the purpose of securing the payment of an indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Walter W. Wyckoff, II has appointed Angus Gillis, III as Successor Trustee by Instrument of Record executed August 29, 2011 and recorded September 1, 2011 as Instrument Number 20110901-0067929 in the Register's Office for Davidson County, Tennessee; and

WHEREAS default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and Walter W. Wyckoff, II has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property, was made and given in conformity with the terms and provisions of said Deed of Trust and Tennessee Code Annotated §35-5-104; said advertisement began on December 19, 2011 and was advertised a total of three (3) times prior to actual sale date (December 19, 2011, December 26, 2011 and January 2, 2012). The property being foreclosed on is unimproved real property and therefore compliance with Tennessee Code Annotated §35-5-117 was not required; and

WHEREAS pursuant to said advertisement and notice of sale, on January 19, 2012, at the front door of the Metropolitan Courthouse located on the first floor of said Courthouse in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time said property was struck off and sold to Walter W. Wyckoff, II at and for the sum of One Hundred Twenty Five Thousand Dollars ($125,000.00). That being the highest and best bid offered; and

WHEREAS the purchaser has complied with the terms of the sale by paying into the hands of the Substitute Trustee, the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW THEREFORE, in consideration of the premises and the payment by Walter W. Wyckoff, II, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Substitute Trustee does hereby grant, bargain and sell and convey to Walter W. Wyckoff, II, his successors and assigns, the following described property in Davidson County, Tennessee, to wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Rural Hill Acres, of record in Book 5210, Page 83, Register's Office for said County.

Said Lot No. 2 fronts 225.05 feet on the curving east margin of Rural Hill Road and extends back between lines measuring 527.00 feet on the northerly line, and 657.11 feet on the southerly line, to a line in the rear, measuring 333.55 feet thereon.

Being the same property conveyed to M&L Investments, LLC by deed of record as Instrument No. 200705310064520, Register's Office for Davidson County, Tennessee

The property is commonly known as 1306 Rural Hill Road, Antioch, Tennessee, 37013. Being the same property conveyed to M&L Investments, LLC by Walter W. Wyckoff, II by Warranty Deed recorded May 31, 2007 as Instrument No. 200705310064521, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, set back lines and encumbrances of record in the Register's Office for the aforesaid county. It is further subject to any unpaid taxes.

To have and to hold the real property above described, together with the privileges, appurtenances and hereditaments, thereto belonging, or in anywise appertaining unto Walter W. Wyckoff, II, his successors and assigns, in fee simple forever. Angus Gillis, III, 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 no further or otherwise.

Whatever used herein, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Angus Gillis, III, Substitute Trustee, has on the 17th day of February, 2012, hereunto set his hand and seal.

Angus Gillis, III, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On February 17, 2012, before me, a Notary Public, in aforesaid state and county, duly commissioned and qualified, personally appeared Angus Gillis, III, known to me to be the person described in and who executed the foregoing instrument, 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

My Commission Expires:

7-3-12