3905 Alabama Avenue, Nashville, TN

This Instrument Prepared By:

BILL GARRETT, Davidson County
Trans:T20120020014 DEEDTRS
Recvd: 03/20/12 11:29 3 pgs
Fees:18.00 Taxes:906.50
20120320-0023541

David M. Smythe
SMYTHE & HUFF
Suite 333- Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
Alden Horton, III 136 Rosa Parks Boulevard Nashville, TN 37203	Same	Map No. 91-12 Parcel No. 282

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $245,000.00.

Affiant

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

Notary Public

My Commission Expires: March 3, 2015

SHELLEY L. ORR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WHEREAS, by Deed of Trust dated December 13, 2006, of record in Instrument No. 20061218-0155757, Register's office for Davidson County, Tennessee, HMR, LLC, a Tennessee limited liability company, conveyed to Randall L. Austin, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument of record in Instrument No. 20101222-0101885, said Register's office; 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 of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust and such ad appeared in The Tennessean / Davidson A.M. edition on February 10, 2012, February 17, 2012 and February 24, 2012; and

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 7th day of March, 2012 at 10:15 o'clock a.m. at the south front entrance of the Davidson County Courthouse, James Robertson Parkway, Nashville, 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, Alden Horton, III, a

married man, being the highest and best bidder, became the purchaser of said property at and for the sum of Two Hundred Forty-Five Thousand and no/100th Dollars ($245,000.00).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Alden Horton, III, a married man, the following real estate:

> Land in Davidson County, Tennessee, being Lot(s) 15, as shown on the map entitled Tariff Reform Addition, of record in Plat Book 161, page(s) 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to HMR, LLC, by deed of record in Instrument No. 20061218-0155756, said Register's Office.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all right of homestead, equity of redemption, statutory right of redemption and all other rights or exemptions of every kind, including a statutory right to an elective share in the property in the Maker of said Deed of Trust and all persons claiming through and under said Maker.

UNDERSIGNED, provided timely notice of this foreclosure sale to the Tennessee Department of Revenue per Junior State Tax Lien filed on September 3, 2010 in Instrument No. 20100903-0070152, said Register's Office. On February 9, 2012, the Tennessee Department of Revenue acknowledged that the Notice of Sale provided to the Tennessee Department of Revenue was in compliance with state law with regard to the Junior State Tax Lien asserted by the State. Copies of undersigned's notice to the State dated February 6, 2012, as well the compliance letter received by undersigned from the Tennessee Department of Revenue dated February 9, 2012 are attached hereto. The Tennessee Department of Revenue retains the right to redeem the property as provided by state law.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Alden Horton, III, a married man, his successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Register's Office. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 14th day of March, 2012.

David M. Smythe, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Shelley L. Orr, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

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

Shelley L. Orr
Notary Public

My Commission Expires: March 3, 2015

SHELLEY L. ORR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY