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

BILL GARRETT, Davidson County
Trans:T20120020680 DEEDTRS
Recvd: 03/22/12 09:45 3 pgs
Fees:18.00 Taxes:129.87
20120322-0024253

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 071-01-0-081.00
P.O. Box 9800		
Maryville, Tennessee 37802		

WHEREAS on July 24, 2002 ,Sylvester Hudson Jr. and wife, Angelica Alston Hudson, executed a certain Deed of Trust conveying the property therein described to Kevin T. Clayton, Trustee, to secure said indebtedness therein described in such Deed of Trust to CMH Homes, Inc. d/b/a County Squire Homes of record as Instrument Number 20020725-0089309, Register's Office for Davidson County, Tennessee. Said Deed of Trust having since been assigned to Vanderbilt Mortgage and Finance, Inc. of record as Instrument Number 20120125-0007082, Register's Office for Davidson County, Tennessee.

WHEREAS, by Appointment of Substitute Trustee of record as Instrument Number 20120125-0007081, 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 February10, 2012, February 17, 2012 and February 24, 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 15, 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 $35,100.00.

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 located in Davidson County, Tennessee is further described as follows, to-wit:
> Being part of lot 4 of Scruggs Subdivision of Taylor Lane, said part of lot 4 fronts 50 feet, more or less, on the Easterly margin of Monticello Drive and runs back between lines measuring 45 feet, more or less, on it's Southerly Lines and 485 feet, more or less on it's Northerly line, to a line in the rear measuring 113 feet, more or less.
> Being the same property conveyed to Sylvester Hudson, Jr. by Warranty Deed from Ricky Ferguson of record in Instrument Number 20020725-0089308, Register's Office for Davidson County, Tennessee.
>
> Assessor's Office Information: Map and Parcel 071-01-0-081.00
>
> The property address is believed to be 2341 Monticello Drive, Goodlettsville TN 37072.

This property includes a CMH Mobile Home, Serial Number CAP011814TNAB 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, August 2, 2011.

IN WITNESS WHEREOF, the undersigned has executed this Deed as of the 15th 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

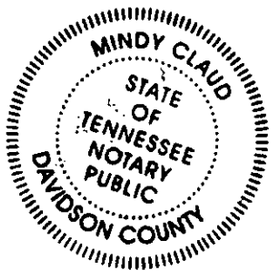
of satisfactory evidence), and who acknowledged that he executed the within instrument for he purposes therein contained.

Witness my hand, at office, this 15th day of March, 2012.

NOTARY PUBLIC

My commission expires: 7/6/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON



The actual consideration for this transfer is $35,100.00

AFFIANT

Subscribed and sworn to before me this the 15th day of March, 2012.

NOTARY PUBLIC

My commission expires: 7/6/15

