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PREPARED BY AND RETURN TO:
Kelly Lipford
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566
Fax (901)761-5690

Name: Heirs of Arvil F. Vandergriff, and Rebecca Vandergriff Alder Loree

S&K#: 10-012438

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 17, 2006, recorded in Instrument No. 20060321-0032316 in the Register's Office of Davidson County, Tennessee, Arvil F. Vandergriff, an unmarried man conveyed to USA Title & Escrow, 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, First Horizon Home Loans, a division of First Tennessee Bank National Association appointed the undersigned as Substitute Trustee by Instrument of record in instrument number 20120201-0008931, 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 Notice of the Right to Foreclose has been timely given in compliance with Tennessee Code Annotated §35-5-117.

WHEREAS, First Horizon Home Loans, a division of First Tennessee Bank National Association 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 First Horizon Home Loans, a division of First Tennessee Bank National Association, 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 April 20, 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 First Horizon Home Loans, a division of First Tennessee Bank National Association, whose address is Nationstar Mortgage, 350 Highland Dr., Lewisville, Texas 75067, at and for the sum of $135,667.24, that being the highest and best bid offered; and,

WHEREAS, the said First Horizon Home Loans, a division of First Tennessee Bank National Association 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 First Horizon Home Loans, a division of First Tennessee Bank National Association 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, being a certain Condominium Apartment, to wit:

Unit Number 812, as specified on the plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument Number 20051221-0153160, as amended in Instrument Number 20051228-0155671, Register's Office for Davidson County, Tennessee, including, without limitation, the By-Laws appended thereto, said Register's Office, together with undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Riverfront Condominiums for placement of Units, as shown on Exhibit E to the Master Deed of record under Instrument Number 20051221-0153160, and amended in Instrument Number 20051228-0155671, said Register's Office, for a more complete identification and description of such Unit.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060321-0032316 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. 20060321-0032316 in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in instrument number 20060321-0032315, 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 1st day of May, 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:
JANUARY 05, 2015
My commission expires:

Notary Public

JOHN T. CATRON, JR.
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

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

PROPERTY ADDRESS: 812 1st Avenue North, Nashville, Tennessee 37201

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

S & K File #10-012438
Map & Parcel -082140A03400CO

PREPARED BY AND RETURN TO:
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Shapiro & Kirsch, LLP
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Memphis, TN 38117
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Fax (901)761-5690

COST OF PUBLICATION

First Insertion
Second Insertion
Third Insertion
Total



SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **April 20, 2012 at 10:00 AM local time,** at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee pursuant to Deed of Trust executed by Arvil F. Vandergriff, an unmarried man, to USA Title & Escrow, Inc., Trustee, on March 17, 2006 at Instrument No. 20060321-0032316; conducted by Shapiro & Kirsch, LLP Substitute Trustee, all of record in the Davidson County Register's Office.

Holder: First Horizon Home Loans, a division of First Tennessee Bank National Association

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

Described property located in Davidson County, Tennessee, being a certain Condominium Apartment, to wit:

Unit Number 812, as specified on the plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument Number 20051221-0153160, as amended in Instrument Number 20051228-0155671, Register's Office for Davidson County, Tennessee, including, without limitation, the By-Laws appended thereto, said Register's Office, together with undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Riverfront Condominiums for placement of Units, as shown on Exhibit E to the Master Deed of record under Instrument Number 20051221-0153160, and amended in Instrument Number 20051228-0155671, said Register's Office, for a more complete identification and description of such Unit.

Street Address: 812 1st Avenue North, Nashville, Tennessee 37201

Parcel Number: 082140A03400CO

Current Owner(s) of Property: Heirs of Arvil F. Vandergriff, Rebecca Vandergriff Alder Loree

Other interested parties: Riverfront Condo Owners Association c/o Law Office of Hall & Sitler

The street address of the above described property is believed to be 812 1st Avenue North, Nashville, Tennessee 37201, 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.

SALE IS SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

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
Law Office of Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
Phone (901)767-5566
Fax (901)761-5690

File No. 10-012438
Mar. 23, 30, Apr. 6, 2012 Fn14450

PROOF OF PUBLICATION

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

March 23, 2012
March 30, 2012
April 6, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this **6th** day of **April 2012,** this instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Catron Kerr** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

4 **FIT**