Davidson County DEEDTRS
Recvd: 06/05/12 10:39 4 pgs
Fees:23.00 Taxes:71.13
20120605-0048837

This Instrument Prepared by:
Trustee Management Company
10975 El Monte, Suite 225
Overland Park, Kansas 66211
00623TN12

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Number(s)
Swartz & Brough Inc 14801 Quorum Drive, Suite #170, Dallas, TX 75254	Swartz & Brough Inc 14801 Quorum Drive, Suite #170, Dallas, TX 75254	07108003300

WHEREAS, by Deed of Trust dated November 10, 2008, and recorded in Instrument No. 20081124-0115064, Register's Office for Davidson County, Tennessee, Clare T. Mullen, a married person, conveyed to Taylor Reily, Trustee, for the benefit of Swartz & Brough Inc., 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 appointed Trustee Management Company as Successor Trustee by instrument recorded in Instrument No. 20120319-0023128, 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, in conformity with the terms and provisions 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, the property contained no State Tax Lien(s) in Instrument No. none. The property contained no Federal Tax Lien(s) in Instrument No. none. The purchaser of the property is subject to redemption rights as provided under the applicable federal or state statute.

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale by the undersigned, in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on May 31, 2012 @ 3:00 P.M. at the front door of the Davidson County Courthouse, in Davidson County, 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 (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Swartz & Brough Inc was the highest and best bidder became the purchaser of said property at and for the sum of Nineteen Thousand Two Hundred Twenty-Five and 00/100 ($19,225.00).

NOW, THEREFORE, in consideration of the premises, the undersigned, does hereby grant, bargain, sell and convey to the said Swartz & Brough Inc, ("Grantee") in fee simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE: BEING THE WESTERLY 50 FEET OF LOT 77 ON THE MAP OF J.N. HAYNIES ORIENTAL SUBDIVISION, AS RECORDED IN BOOK 161, PAGE 26, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT FRONTS 50 FEET ON THE NORTHERLY SIDE OF DUKE STREET AND RUNS BACK BETWEEN PARALLEL LINES 140 FEET TO AN ALLEY.

Parcel ID No.:07108003300

More commonly known as: 329 Duke Street #A, Nashville, TN 37207

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumbrances of record.

Being the same property conveyed to Clare T. Mullen, a married person, in Deed recorded in Instrument Number 20081124-0115063 in the Register of Deeds for Davidson County, Tennessee.

Notice has been provided under T.C.A. § 35-5-117.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee in fee simple forever, to whom the said Jeffrey J. Harms, for Trustee Management Company as Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under Trustee Management Company as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, Jeffrey J. Harms, for Trustee Management Company as Successor Trustee, has caused this instrument to be executed this 4th day of June, 2012.

Trustee Management Company

Jeffrey J. Harms

STATE OF Kansas
COUNTY OF Johnson

On this 4th day of June, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeffrey J. Harms,** for **Trustee Management Company,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed in his capacity as Executive Vice President of Trustee Management Company, as Successor Trustee.

WITNESS my hand and Notarial Seal at office the day and year/first above written.

My Commission Expires:

RAMONA WELCH
NOTARY PUBLIC
STATE OF KANSAS
MY COMMISSION EXPIRES
March 18, 2014

Printed Name: Ramona Welch
Notary Public

STATE OF Kansas
COUNTY OF Johnson

The actual consideration or value of the property is $19,225.00.

For Trustee Management Company, (Affiant)

Subscribed and sworn to me this 4th day of June, 2012.

My Commission Expires:

RAMONA WELCH
NOTARY PUBLIC
STATE OF KANSAS
MY COMMISSION EXPIRES
March 18, 2014

Printed Name: Ramona Welch
Notary Public

00623TN12

True Copy Certification

I Ramona Welch, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Executed this the 05 day of June, 20 12

By: Ramona Welch

State of Kansas

County of Johnson

Before me, Lisa Phillips, on this the 05 day of June, 20 12, personally appeared Ramona Welch known to me to be the person whose name is subscribed to the within instrument and known to me and acknowledged to me that he/she executed said instrument for the purposes therein expressed, and as the act of said corporation.

Witness my hand and official seal

Notary Public

My Commission Expires:

LISA D. PHILLIPS
Notary Public - State of Kansas
My Appt. Expires 5/20/2012