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

BILL GARRETT, Davidson County
Trans:T20120042909 DEEDTRS
Recvd: 06/11/12 13:26 3 pgs
Fees:17.00 Taxes:0.00
20120611-0050838

Name: Shirley L. Puckett
S&K#: 11-025036

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 25, 2003, recorded in Instrument No. 20030708-0094149, in the Register's Office of Davidson County, Tennessee, Shirley Puckett aka Shirley L. Puckett, unmarried conveyed to American Title Company, 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, Residential Credit Solutions, Inc. appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20120203-0009821, 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, Residential Credit Solutions, Inc. 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 Foreclosure 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 Residential Credit Solutions, Inc., the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on May 22, 2012, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 10:00 AM; 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 Residential Credit Solutions, Inc., whose address is Residential Credit Solutions, 4282 N. Freeway, Fort Worth, Texas 76137, at and for the sum of $91,193.32, that being the highest and best bid offered; and,

WHEREAS, the said Residential Credit Solutions, Inc. has assigned its interests in the said property to Federal National Mortgage Association, their 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 Residential Credit Solutions, Inc. 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, their successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to-wit:

The following described property located in the Eleventh (11th) Civil District of Davidson County, Tennessee, to wit:

Being the East part of Lot No. 31 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of said County, and described according to a copy of a survey thereof made by H. R. Swann, Jr., Surveyor, dated April 20, 1947, as follows:

Beginning at a point in the North margin of Due West Avenue in the corner of Lots Nos. 31 and 32; thence with the line between said lots Northerly 500 feet to a point; thence Westwardly 101.02 feet to an iron pin at the Northeast corner of part of said lots conveyed to Charles McClearen, et ux, by deed of record in Book 1779, page 247, said Register's Office; thence along McClearen's East line South 27 degrees 15 minutes West 508 feet to the common

corner of Lots Nos. 30 and 31 in the North margin of Due West Avenue; thence with the margin of said Avenue Eastwardly 100.17 feet to the beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20030708-0094149, 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. 20030708-0094149, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 9603, Page 714, 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, their 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 it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP, Substitute Trustee, has hereunto set its hand and seal this 29th day of May, 2012.

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 29th 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 himself/herself to be an authorized signatory 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: 816 Due West Avenue (Per Deed of Trust), 816 Due West Avenue North (Per Assessor), Madison, Tennessee 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
4282 N. Freeway
Fort Worth, Texas 76137

S&K File #11-025036
Map & Parcel -051 01 0 025.00

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COST OF PUBLICATION

First Insertion [redacted]
Second Insertion
Third Insertion [redacted]
Total

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **May 22, 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 Shirley Puckett aka Shirley L. Puckett, unmarried, to American Title Company, Trustee, on June 25, 2003 at Instrument No. 20030708-0094149; conducted by Shapiro & Kirsch, LLP Substitute Trustee, all of record in the Davidson County Register's Office.

Holder: Residential Credit Solutions, Inc.

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:

The following described property located in the Eleventh (11th) Civil District of Davidson County, Tennessee, to wit:

Being the East part of Lot No. 31 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of said County, and described according to a copy of a survey thereof made by H. R. Swann, Jr., Surveyor, dated April 20, 1947, as follows:

Beginning at a point in the North margin of Due West Avenue in the corner of Lots Nos. 31 and 32; thence with the line between said lots Northerly 500 feet to a point; thence Westwardly 101.02 feet to an iron pin at the Northeast corner of part of said lots conveyed to Charles McClearen, et ux, by deed of record in Book 1779, page 247, said Register's Office; thence along McClearen's East line South 27 degrees 15 minutes West 508 feet to the common corner of Lots Nos. 30 and 31 in the North margin of Due West Avenue; thence with the margin of said Avenue Eastwardly 100.17 feet to the beginning.

Street Address: 816 Due West Avenue (Per Deed of Trust), 816 Due West Avenue North (Per Assessor), Madison, Tennessee 37115

Parcel Number: 051 01 0 025.00

Current Owner(s) of Property: Shirley L. Puckett

Other interested parties: E&R Auto Sales, Inc. c/o Buffaloe & Associates, PLC and Citifinancial, Inc.

The street address of the above described property is believed to be 816 Due West Avenue (Per Deed of Trust), 816 Due West Avenue North (Per Assessor), Madison, Tennessee 37115, 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
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File No. 11-025036
Apr. 27, May 4, 11, 2012 PH14776

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:

April 27, 2012
May 4, 2012
May 11, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: Marsha B. Payne
Marsha B. Payne, Administrative Specialist

STATE OF TENNESSEE

On this 11th day of **May 2012,** this instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Marsha B. Payne** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

FIT