BILL GARRETT, Davidson County
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PREPARED BY AND RETURN TO:
John Catron
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566
Fax (901)761-5690

Name: Rodney L. Hill, and Glinda J. Hill

S&K#: 09-017777

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 17, 2006, recorded in Instrument No. 20060222-0020383 and modified in Instrument Number 20100223-0013574, in the Register's Office of Davidson County, Tennessee, Rodney L. Hill and Glinda J. Hill, as joint tenants conveyed to Larry R. McElhaney, II, 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, PHH Mortgage Corporation appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20120501-0037106, 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, PHH Mortgage Corporation 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 PHH Mortgage Corporation, 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 29, 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 PHH Mortgage Corporation, whose address is PHH Mortgage Corporation, 2001 Bishops Gate Blvd., Attn: Mail Stop SV-01, Mount Laurel, New Jersey 08054, at and for the sum of $173,641.31, that being the highest and best bid offered; and,

WHEREAS, the said PHH Mortgage Corporation has assigned its interests in the said property to Federal National Mortgage Association, its 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 PHH Mortgage Corporation 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, its 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, to wit:

Part of Lot Number 11 on the Map of the A. B. Montgomery Lands, as of record in Plat Book 1, Page 22, of the Chancery Court at Nashville, described as follows:

Beginning at a point in the North margin of Stokes Lane, 486 feet, more or less, West of the westerly margin of Belmont Boulevard, at the Southwest corner of the property conveyed by deed in Book 1195, Page 118, Register's Office for said County; thence along the West line of the above property and along the West line of the property conveyed by deed in Book 1199, Page 533, said Register's Office, northerly in a broken line, in all 290 feet to the South margin of the Tennessee Central Railroad right of way; thence with the South line of the same, westerly 31.3 feet to the Northeast corner of the property conveyed to George M. Allen and wife, by deed of record in Book 1166, Page 375, said Register's Office; thence along Allen's East line, southerly in a broken line 290 feet more or less, to said Allen's Southeast corner in the North margin of Stokes Lane; thence with the margin of same, easterly 57 feet to the point of beginning.

Included in the above description but specifically excluded therefrom is the following tract:

Beginning at the point of intersection of the west boundry of this property and the south right of way of

the Tennessee Central Railroad, said point being along the said right of way 279 feet eastwardly from the east margin of Brightwood Avenue; thence along the said right of way along a curve left having a radius of 2341.8 feet from 35.0 feet to a point; thence south 15 degrees 04 minutes west 83.8 feet to a point; thence north 37 degrees west 62.7 feet to a point in the said west boundary; thence along the said west boundary to a point in the said west boundary; thence along the said west boundary north 18 degrees 33 minutes east 52.8 feet to a point; thence north 22 degrees 47 minutes east 111.4 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060222-0020383 and modified in Instrument Number 20100223-0013574, 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. 20060222-0020383 and modified in Instrument Number 20100223-0013574, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 6451, Page 940, 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, its 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 5th day of June, 2012.

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 5 day of June, 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.

04-20-14
My commission expires:

_____
Notary Public

ERIC FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

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

PROPERTY ADDRESS: 1612 Stokes Lane, Nashville, Tennessee 37215

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

S&K File #09-017777
Map & Parcel -11708008500

PREPARED BY AND RETURN TO:
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COST OF PUBLICATION

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

PROOF OF PUBLICATION

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on May 29, 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 Rodney L. Hill and Glinda J. Hill, as joint tenants, to Larry R. McElhaney, II, Trustee, on February 17, 2006 at Instrument No. 20060222-0020383; modified in Instrument Number 20100223-0013574; conducted by Shapiro & Kirsch, LLP, Substitute Trustee, all of record in the Davidson County Register's Office.

Holder: First Mortgage Corporation

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

Described property located in Davidson County, Tennessee, to wit:

Part of Lot Number 11 on the Map of the A. B. Montgomery Lands, as of record in Plat Book 1, Page 22, of the Chancery Court at Nashville, described as follows:

Beginning at a point in the North margin of Stokes Lane, 456 feet, more or less, West of the westerly margin of Belmont Boulevard, at the Southwest corner of the property conveyed by deed in Book 1198, Page 118, Register's Office for said County; thence along the West line of the above property, and along the West line of the property conveyed by deed in Book 1199, Page 533, said Register's Office, northerly in a broken line, in all 290 feet to the South margin of the Tennessee Central Railroad right of way; thence with the South line of the same, westerly 31.5 feet to the Northeast corner of the property conveyed to George M. Allen and wife by deed of record in Book 1166, Page 375, said Register's Office; thence along Allen's East line, southerly in a broken line 290 feet more or less, to said Allen's Southeast corner in the North margin of Stokes Lane; thence with the margin of same, easterly 57 feet to the point of beginning.

Included in the above description but specifically excluded therefrom is the following tract:

Beginning at the point of intersection of the west boundary of this property and the south right of way of the Tennessee Central Railroad, said point being along the said right of way 279 feet eastwardly from the east margin of Brightwood Avenue; thence along the said right of way along a curve left having a radius of 2344.8 feet from 35.0 feet to a point; thence south 15 degrees 04 minutes west 83.8 feet to a point; thence north 37 degree west 62.7 feet to a point in the said west boundary; thence along the said west boundary to a point in the said west boundary; thence along the said west boundary north 15 degrees 33 minutes east 52.8 feet to a point; thence north 22 degrees 47 minutes east 111.4 feet to the point of beginning.

Street Address: 1612 Stokes Lane, Nashville, Tennessee 37215

Parcel Number: 11708008500

Current Owner(s) of Property: Rodney L. Hill and wife, Glinda J. Hill

Other interested parties: Wachovia Bank National Association and State Farm Mutual Automobile Insurance Company, c/o John R. Cheadle, Jr., Attorney

The street address of the above-described property is believed to be 1612 Stokes Lane, Nashville, Tennessee 37215, 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
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Phone (901)767-5566
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File No. 09-017777
May 4, 11, 18, 2012 Ph14791

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:

May 4, 2012
May 11, 2012
May 18, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

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

STATE OF TENNESSEE

On this **18th** 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.

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