THIS INSTRUMENT PREPARED BY: Larry D. Craig, Attorney, 305 Fourteenth Avenue, North, Nashville, Tennessee 37203

SUBSTITUTE TRUSTEE'S DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
George Brandt 603 Fatherland Street Nashville, Tennessee 37206	Same	Map 071-08-0 Parcel 116.00

WHEREAS, Porter W. Rawls and wife, Shirley J. Rawls, by deed of trust (the "Deed of Trust") dated August 14, 2003, transferred and conveyed to Robert L. Perry, Jr., Trustee, the property described in Exhibit A hereto (the "Property"), the Deed of Trust being of record in Instrument No. 20030821-0121541, as modified in Instrument No. 20101108-0089189, Register's Office for Davidson County, Tennessee; and

WHEREAS, a Substitute Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, the Appointment of Substitute Trustee being of record in Instrument No. 20120516-0042132, said Register's Office; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, as published in the Davidson A.M. newspaper on May 25, 2012, June 1, 2012 and June 8, 2012, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve (12:00 p.m.), o'clock, noon, on June 21, 2012, at the front door of the Bridgestone Arena (formerly Sommet Center) 501 Broadway, at the entrance to the Register of Deeds, in Nashville, Davidson County, Tennessee, when and where George Brandt ("Grantee"), became the last and highest bidder for cash at the price of Ten Thousand Five Hundred One ($10,501.00) Dollars.

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Larry D. Craig, Substitute Trustee, hereby conveys the Property to the Grantee, George Brandt, and the Grantee's heirs, representatives and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

Larry D. Craig, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs, representatives and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

BILL GARRETT, Davidson County
Trans:T20120046193 DEEDTRS
Recvd: 06/22/12 09:15 3 pgs
Fees:18.00 Taxes:38.85
20120622-0054765

Dated this 21st day of June, 2012.

LARRY D. CRAIG, as Substitute Trustee, and not otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Larry D. Craig, Substitute Trustee, 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 the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of June, 2012.

NOTARY PUBLIC

JULIE MOGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 03-04-13

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $10,501.00.

AFFIANT

Subscribed and sworn to before me this 21st day of June, 2012.

NOTARY PUBLIC

My Commission Expires: 03-04-13

JULIE MOGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

SITUATED in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

BEING Lot No. 184 on the Map of Joywood Heights, Section 1, as of record in Book 1130, Page 91, Register's Office for said County, described as follows:

Beginning at the westerly margin of Jones Circle, at the corner of Lots Nos. 183 and 184; thence with the line between said two lots; southwestwardly 242.8 feet to the westerly line of said subdivision; thence with same; southwardly 59.5 feet to the northerly margin of an unnamed street; thence with same, eastwardly 25 feet to the northwest corner of Lot No. 210; thence with the northerly line of Lots Nos. 210 and 185, northwestwardly 231 feet to the westerly margin of Jones Circle; thence with same, northwardly 60 feet to the beginning.

Being the same property conveyed to Porter W. Rawls and wife, Shirley B. Rawls by Roy L. McClanahan and wife, Annie Marie McClanahan by deed recorded in Deed Book 2635, Page 631, Register's Office of Davidson County, Tennessee.

This is improved property having an address of 2018 Jones Circle, Nashville, Tennessee 37207, and is not an owner occupied residence.

Map 071-08-0, Parcel 116.00