BILL GARRETT, Davidson County
Trans:T20120057514 DEEDTRS
Recvd: 08/03/12 12:51 2 pgs
Fees:13.00 Taxes:131.59
20120803-0069066

PREPARED BY AND RETURN TO:
Lori Wilson
Shapiro & Kirsch, LLP
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(901)767-5566
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Name: Rodney Allen Thomas, and Christina Denise Thomas
S&K#: 10-006001

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 14, 2001, recorded in Instrument No. 20010518-0051823, in the Register's Office of Davidson County, Tennessee, Rodney Allen Thomas and wife, Christina Thomas conveyed to R. Rick Hart, 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, JPMorgan Chase Bank, National Association appointed the undersigned as Substitute Trustee by Instrument of record in instrument 20120221-0014753, 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, JPMorgan Chase 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 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 JPMorgan Chase Bank, National Association, 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 April 27, 2012 at 10:00 AM, at which time it was announced the sale adjournment to be held on May 29, 2012 at 10:00 AM, at which time it was announced the sale was further adjourned to be held on June 27, 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 Dan Heichelbech, whose address is 728 Still Pond Road, Columbia, TN 38401, at and for the sum of $35,565.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Dan Heichelbech, 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 Dan Heichelbech 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 Dan Heichelbech, 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, to wit:

Lot Number 42 on the Plan of Town Park Estates, of record in Book 3300, Page 86, Register's Office for said County, more particularly described as follows:

Beginning on the Northeasterly margin of Honeyhill Drive at the corner of Lot Numbers 41 and 42; thence with the line between said two lots, Northeasterly 122.57 feet to the corner of Lot Numbers 41 and 42 and 43; thence with the line between Lot Numbers 42 and 43, Northwesterly 114.91 feet to the Southeasterly margin of Southwind Drive; thence with the same, Southwesterly 105.38 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, Southerly 39.27 feet to the Northeasterly margin of Honeyhill Drive; thence with the same, Southeasterly 88.67 feet to the beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20010518-0051823, 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. 20010518-0051823, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed Book 8551, Page 829, 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 Dan Heichelbech, 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 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 2nd day of July, 2012.

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 2nd day of July, 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, 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

KELLY LIPFORD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $35,565.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the date written above.

My commission expires:

Notary Public

PROPERTY ADDRESS: 1715 Southwind Drive, Nashville, Tennessee 37217

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Dan Heichelbech
728 Still Pond Road, Columbia, TN 38401

S&K File #10-006001
Map & Parcel -13505003900

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 35,565
_____, Affiant
Subscribed and sworn before me this the
3 Day of Aug, 2012.
_____, Deputy Register