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

BILL GARRETT, Davidson County
Trans:T20120058751 DEEDTRS
Recvd: 08/08/12 11:14 3 pgs
Fees:18.00 Taxes:221.11
20120808-0070678

Name: Oren Lee Devore
S&K#: 12-034360

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 9, 2005, recorded in Instrument No. 20050715-0082276, in the Register's Office of Davidson County, Tennessee, Oren Lee Devore, a single man conveyed to Gail C. Victory, 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, CitiMortgage, Inc. appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20120618-0053111, 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, CitiMortgage, 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 CitiMortgage, 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 July 19, 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 CitiMortgage, Inc., whose address is CitiMortgage, Inc., 1000 Technology Drive, O'Fallon, Missouri 63368-2240, at and for the sum of $59,758.24, that being the highest and best bid offered; 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 CitiMortgage, 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 CitiMortgage, Inc., its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Joelton, County of Davidson, State of Tennessee, to-wit:

Described property located in the Fourteenth (14th) Civil District of Davidson County, Tennessee, to-wit:

Tract I
Beginning at Glenn Short's Northeast Corner, and at an iron pin in the South margin of the right of way of U.S. Highway No. 41-A; running thence with Glenn Short's and Charles E. Thomas' East line, South 16 ½ degrees West 277 feet to a point in the middle of the Old Nashville and Clarksville Pike; thence with the middle of said pike, South 80 degrees East 153 ½ feet to a stake in said pike; thence North 16 ½ degrees East 230 feet to the South margin of the right of way of State Highway Number 41-A; thence with the South line of said Highway right of way, North 61 degrees West 150 ½ feet to the beginning.

Tract 2:
Beginning at a right of way marker for U.S. Highway 41-A on the North property line of A.J. Williams property and running thence along the right of way North 61 degrees West 29 feet to an iron pin; thence South 16 degrees 30 minutes West 230 feet to an iron pin located in the center of the Old Nashville and Clarksville Pike; thence along the center line of said Pike South 80 degrees East 30 feet to an iron pin; thence North 16 degrees 30 minutes East to an iron pin; thence 2 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20050715-0082276, 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. 20050715-0082276, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 10901, Page 592, 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 CitiMortgage, Inc., 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 30th day of July, 2012.

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 30 day of July, 2012, before me, a Notary Public, in and for said State and County, personally appeared Ashley 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

TAMARA SCAGGS 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 $59,758.24, 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 JANUARY 05, 2015
My commission expires:

_____
Notary Public

TAMARA SCAGGS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

PROPERTY ADDRESS: 6532 Old Clarksville Pike (Per Deed of Trust), 6571 Clarksville Pike, Joelton, TN 37080 (Per Assessor), Joelton, Tennessee 37080

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
CitiMortgage, Inc.
1000 Technology Drive
O'Fallon, Missouri 63368-2240

S&K File #12-034360
Map & Parcel -01400001400

PREPARED BY AND RETURN TO:
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Shapiro & Kirsch, LLP
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COST OF PUBLICATION

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

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **July 19, 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 Oren Lee Devore, a single man, to Gail C. Victory, Trustee, on July 9, 2005 at Instrument No. 20050715-0082276; conducted by Shapiro & Kirsch, LLP Substitute Trustee, all of record in the Davidson County Register's Office.

Owner of Debt: CitiMortgage, Inc.

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

Described property located in the Fourteenth (14th) Civil District of Davidson County, Tennessee, to-wit:

Tract I:

Beginning at Glenn Short's Northeast Corner, and at an iron pin in the South margin of the right of way of U.S. Highway No. 41-A; running thence with Glenn Short's and Charles E. Thomas' East line, South 16 1/2 degrees West 277 feet to a point in the middle of the Old Nashville and Clarksville Pike; thence with the middle of said pike, South 80 degrees East 153 1/2 feet to a stake in said pike; thence North 16 1/2 degrees East 230 feet to the South margin of the right of way of State Highway Number 41-A; thence with the South line of said Highway right of way, North 61 degrees West 150 1/2 feet to the beginning.

Tract 2:

Beginning at a right of way marker for U.S. Highway 41-A on the North property line of A.J. Williams property and running thence along the right of way North 61 degrees West 20 feet to an iron pin; thence South 16 degrees 30 minutes West 230 feet to an iron pin located in the center of the Old Nashville and Clarksville Pike; thence along the center line of said Pike South 80 degrees East 30 feet to an iron pin; thence North 16 degrees 30 minutes East to an iron pin; thence 2 feet to the point of beginning.

Street Address: 6532 Old Clarksville Pike (Per Deed of Trust), Joelton, Tennessee 37080

Secondary Property Address: 6571 Clarksville Pike, Joelton, TN 37080 (Per Assessor)

Parcel Number: 01400001400

Current Owner(s) of Property: Oren Lee Devore, a single man

The street address of the above described property is believed to be 6532 Old Clarksville Pike (Per Deed of Trust), Joelton, Tennessee 37080, 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
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
Phone (901)767-5566
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File No. 12-034360
June 22, 29, July 6, 2012 Fhl15163

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:

June 22, 2012
June 29, 2012
July 6, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 6th day of **July 2012**, this instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Catron Kerr** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

FIT

3