THIS INSTRUMENT PREPARED BY:
R. N. "BO" TAYLOR, Esq.
TAYLOR & SCHECHTER, P.C.
305 Fourteenth Avenue, North
Nashville, Tennessee 37203-3416
(615) 859-0060

Based on information provided by the parties.

BILL GARRETT, Davidson County
Trans:T20120066929 DEEDTRS
Recvd: 09/06/12 13:36 3 pgs
Fees:18.00 Taxes:185.00
20120906-0080792

SUBSTITUTE TRUSTEES DEED

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
Vanderbilt Mortgage and Finance, Inc	Same	Map & Parcel 034-09-0-140.00
500 Alcoa Trail		
Maryville, TN 37804		

WHEREAS, on , March 1, 2007, Kathy E. Spurlock and Clarence E. Spurlock executed a certain Deed of Trust conveying the property therein described to Superior Title Company, Trustee, to secure said indebtedness therein described to Senderra Funding LLC., .of record as Instrument Number 20070307-0028025 Registers Office for Davidson County, Tennessee. Said Deed of Trust having been assigned to Vanderbilt Mortgage and Finance, Inc., of record as Instrument Number 20120720-0063829, Register's Office for Davidson County, Tennessee.

WHEREAS, by Appointment of Substitute Trustee of record as Instrument Number 2012720-0063830, said Register's Office, VANDERBILT MORTGAGE AND FINANCE, INC., by virtue of its authority set forth in the aforesaid Deed of Trust, did appoint R.N. "BO" TAYLOR, Substitute Trustee, with all the title, power and duties conferred upon the Trustee by said Deed of Trust, and

WHEREAS, default having been made in the payment of the indebtedness secured by such Deed of Trust, the undersigned, R. N. "BO" TAYLOR, Substitute Trustee, at the request of the holder of the indebtedness and under and by virtue of the powers vested in me as Substitute Trustee, by such Deed of Trust, advertised such real property as required by law under the terms of such Deed of Trust on August 3, 2012, August 10, 2012 and August 17, 2012 in The Davidson AM a newspaper published in Davidson County, Tennessee for sale for cash, and in bar of all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the property, all of which were expressly waived in said Deed of Trust, for the purpose of paying such indebtedness.

WHEREAS, pursuant to such advertisement, on August 31, 2012 at 10:00 a.m. at the front door of the Register of Deeds, 801 Broadway in Nashville, Tennessee, the undersigned, R. N. "BO" TAYLOR, Substitute Trustee, offered for sale at public outcry to the highest bidder the real property described below, for cash, and in bar of all right of homestead, equity of redemption, statutory right of redemption and all other

rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the property, all of which were expressly waived in said Deed of Trust, and at such sale, Vanderbilt Mortgage and Finance, Inc. being the highest bidder became the purchaser of such property for a price of $50,000.00.

NOW THEREFORE, in consideration of the premises, the payment of the aforesaid purchase price and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the undersigned R. N. "BO" TAYLOR, Substitute Trustee, hereby sell, grant and convey to said Buyer all right, title and interest which I, as said Trustee can or should convey, particularly including all warranties of title made by the Grantors to or for the benefit of the Trustee or his/her successors within the said Deed of Trust; and I will warrant and defend to said Buyer title to said property against any claims by anyone claiming by, through, or under, but not further or otherwise, the following described real estate:

> Land in Davidson County, Tennessee, being lot no. 4 on the Plan of Section 2, Gateway, recorded in Book 3300, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more and accurate legal description.
>
> Property commonly known as 206 West Monticello Avenue, Madison, TN 37115.
> Being the same property conveyed to Clarence E. Spurlock and wife, Kathy E. Spurlock by Deed from Chris S. Norman and wife, Sherry Lynn Norman, executed March 22, 1996 and filed of record in Book 10000, Page 824, Register's Office for Davidson, County, Tennessee.
> Assessor's Office Information:034-09-0-140.00
>
> The Property address is believed to be 206 W. Monicello Avenue. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control.

SAID PROPERTY is conveyed subject to any and all unpaid taxes, restrictions, easements and building setback lines, and to any prior or superior liens or judgments.

The 60 day notice of the right to foreclosure, in accordance with T.C.A. 35-5-101, was sent by United States mail, postage prepaid, to The Estate of Charles Spurlock and Kathy Spurlock on April 26, 2012.

IN WITNESS WHEREOF, the undersigned has executed this Deed as of the 4th day of September 2012.

R N Bo Taylor

R.N. "Bo" Taylor
Substitute Trustee

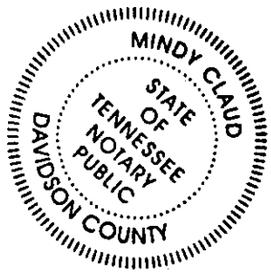
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned of said county, R. N. "BO" TAYLOR, Substitute Trustee, the within named bargainor, 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 he purposes therein contained.

Witness my hand, at office, this 4th day of September, 2012

My commission expires: 7/6/15

NOTARY PUBLIC



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $50,000.00.

AFFIANT

Subscribed and sworn to before me this the 4th day of September , 2012

My commission expires: 7/6/15

NOTARY PUBLIC

