This Instrument Prepared By:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067
File No. 14973

After Recording Return To:
Bridgehouse Title, LLC
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20120067781 DEEDTRS
Recvd: 09/10/12 14:24 4 pgs
Fees:23.00 Taxes:243.79
20120910-0081962

SUCCESSOR TRUSTEE'S DEED

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel No.
Southeast Financial Credit Union 220 South Royal Oaks Boulevard Franklin, TN 37064	New Owner	120-02 177.00

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $65,888.62 which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant

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

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 09-24-2013

Notary Public

My Commission Expires:

WHEREAS, by DEED OF TRUST dated January 30, 2006, of record as Instrument No. 20060202-0012828, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Jesus Torres Garcia and wife, Consuelo Hermosillo, conveyed to John E. Simmonds, Trustee, the hereinafter described real property to secure the payment of a certain Balloon Note dated January 30, 2006, and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of the undersigned as Successor Trustee by Instrument No. 20120517-0042747, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust and such advertisement appeared in the Davidson A.M. section of The Tennessean newspaper, on July 27, 2012, August 3, 2012, and August 10, 2012, and

WHEREAS, pursuant to the Successor Trustee's Notice of Foreclosure Sale, the foreclosure sale was appointed to be held on the 21st day of August, 2012, at 10:15 am, at the Davidson County Courthouse, South Main Door, One Public Square, Nashville, Davidson County, Tennessee; 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 sale, Southeast Financial Credit Union, being the highest and best bidder, became the purchaser of said property at and for the sum of Sixty- Five Thousand Eight Hundred Eighty-Eight and 62/100 Dollars ($65,888.62); and

WHEREAS, the undersigned as Successor Trustee hereby conveys the hereinafter described real property to **Southeast Financial Credit Union**;

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, the undersigned, as the Successor Trustee, does hereby grant, bargain, sell, transfer, and convey unto **Southeast Financial Credit Union**, the following real estate:

LAND LOCATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE BEING BOUNDED ON THE NORTH BY MERCURY DRIVE ON THE EAST AND SOUTH BY SATURN DRIVE AND ON THE WEST BY COHRAN AND WHITCOMB AND BEING PART OF LOTS 109 AND 141, PLAN OF STARDUST ACRES (BOOK 1424, PAGE 92, R.O.D.C., TN.) AND BEING DESCRIBED ACCORDING TO A SURVEY BY CAMPBELL, MCRAE & ASSOCIATES SURVEYING INC. (JOHN HOOD TN. R.L.S. #1838) DATED 10-21-00 MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE SOUTHERLY MARGIN OF MERCURY DRIVE, SAID ROD BEING LOCATED S 86° 48' 00" E. 253.93' FEET FROM A IRON ROD (OLD) AT THE COMMON FRONT CORNER OF LOTS 112 AND 113, STARDUST ACRES (BOOK 1424, PAGE 92, R.O.D.C., TN.) AND BEING THE COMMON FRONT CORNER OF LOTS 109 & 110 OF SAID STARDUST ACRES LOT 110 BEING OWNED BY EMILY WHITCOMB (BOOK 6562, PAGE 88, R.O.D.C., TN.); THENCE WITH SAID SOUTHERLY MARGIN OF MERCURY DRIVE S. 86° 48' 00" E. 94.80' FEET TO A IRON ROD (NEW) AT THE R.O.W. RETURN OF THE RELOCATED SATURN DRIVE AND SAID MERCURY DRIVE; THENCE WITH A CURVE TO THE RIGHT RADIUS = 17.00' CHORD BEARING AND DISTANCE OF S 35° 10'57" E 26.85' FEET FOR A LENGTH OF 30.63' FEET TO A IRON ROD (NEW); THENCE CONTINUING WITH THE NORTHERLY MARGIN OF SAID RELOCATED SATURN DRIVE, WITH A. CURVE TO THE RIGHT RADIUS = 231.48" FEET CHORD HEARING AND DISTANCE OF S 36° 23' 10"W 150.35' FEET FOR A LENGTH OF 153.13' FEET TO A POINT; THENCE S 54° 20' 15" W 4.40' FEET TO A IRON ROD (NEW) IN THE COMMON LINE OF LOTS 140 AND 141 OF SAID STARDUST ACRES. SAID LOT 140 BEING OWNED BY TERRY COHRAN (BOOK 4878, PAGE 550 R.O.D.C., TN.); THENCE LEAVING SAID SATURN

DRIVE WITH SAID LOT 140 N 26° 18' 11" W 58.49' FEET TO A IRON ROD (NEW) AT THE COMMON CORNER OF SAID LOT 140 AND LOT 110; THENCE WITH LOT 110 N 03° 45' 21" E PASSING THE COMMON REAR CORNER OF SAID LOTS 141 AND 109 AT 25.00' FEET FOR A TOTAL DISTANCE OF 100.00' FEET TO THE POINT OF BEGINNING CONTAINING 0.28 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JESUS TORRES GARCIA AND CONSUELO HERMOSILLO BY WARRANTY DEED FROM LLOYD MOREL AND WIFE, LISA MOREL, DATED JANUARY 30, 2006, OF RECORD IN INSTRUMENT NO. 20060202-0012827, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

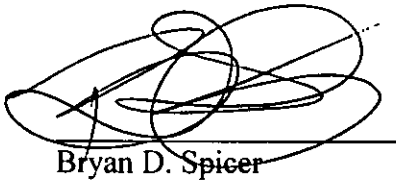
The subject property has a street address of 1337 Mercury Drive, Nashville, TN 14973.

TO HAVE AND TO HOLD the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all homestead, dower, equitable right of redemption, statutory right of redemption, marital share, and all other exemptions and redemptive rights of every kind in the makers of said Deed of Trust, and all persons claiming through and under said makers.

The UNDERSIGNED, as Successor Trustee, does hereby transfer, assign, and set over unto **Southeast Financial Credit Union** their successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as Successor Trustee, but no further or otherwise. The undersigned makes no warranties as to condition, location, or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Register's Office. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine, and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 21st day of August, 2012.

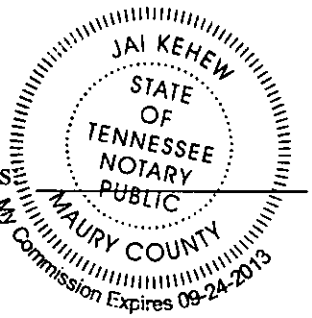


Bryan D. Spicer
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said county and State, the within named bargainor, Bryan D. Spicer, Successor Trustee, with whom I am personally acquainted, (or who 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 office this 21st day of August, 2012.



Notary Public

My Commission Expires: _____