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
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SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 8, 2007, recorded in Instrument No. 20071113-0132603, in the Register's Office of Davidson County, Tennessee, James R. Teats and Bernetta Teats conveyed to R. McClintock IV, 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, CitiFinancial, Inc., a Tennessee Corporation appointed the undersigned as Substitute Trustee by Instrument of record in instrument number 20120517-0042639, 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, CitiFinancial, Inc., a Tennessee Corporation 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 CitiFinancial, Inc., a Tennessee Corporation, 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 June 19, 2012 at 10:00 AM, at which time it was announced the sale adjournment to be held on August 16, 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 CitiFinancial, Inc., a Tennessee Corporation, whose address is CitiFinancial, Inc., 6400 Las Colinas Blvd, Irving, Texas 75039, at and for the sum of $75,291.43, 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 CitiFinancial, Inc., a Tennessee Corporation 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 CitiFinancial, Inc., a Tennessee Corporation, its 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 29 on the Map of George Burrus Subdivision of Lot Number 81 on the Map of Maplewood Home Tract, as of record in Book 421, Page 178, Register's Office for said County.

Said Lot Number 29 fronts 100 feet on the Southerly side of Virginia Street and runs back between lines 241.5 feet on the Westerly line
and 235.75 feet on the Easterly line to a dead line in the rear and measures 100 feet thereon.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20071113-0132603, 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. 20071113-0132603, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quit Claim Deed, recorded in Book 8118, Page 646, 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 CitiFinancial, Inc., a Tennessee Corporation, 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 17th day of September, 2012.

Shapiro & Kirsch, LLP

By: Ashley M Jones

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 17th day of September, 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

CASSANDRA JONES
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 $75,291.43, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ashley M Jones

Affiant

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

MY COMMISSION EXPIRES
JANUARY 05, 2015

My commission expires:

Notary Public

CASSANDRA JONES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

PROPERTY ADDRESS: 1008 A Virginia Avenue, Nashville, Tennessee 37216

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
CitiFinancial, Inc., a Tennessee Corporation
6400 Las Colinas Blvd
Irving, Texas 75039

S&K File #12-029926 / CIF
Map & Parcel -06111014800

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

COST OF PUBLICATION

First Insertion	$200.00
Second Insertion	200.00
Third Insertion	200.00
Total	$600.00

SUBSYITUTE TRUSTEE'S SALE

Sale at public auction will be on **June 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 James R. Teats and Henretta Teats, to R. McClintock Jr, Trustee on November 8, 2007 of Instrument No. 20071114-0132667; conducted by Shapiro & Kirsch, LLP substitute trustee all of record in the Davidson County Register's Office.

Owner of Debt: Preferred Financial Services, Inc.

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

Described property located in Davidson County, Tennessee, to wit:

Lot Number 29 on the Map of George Barnes Subdivision of Lot Number 81 on the plan of Maplewood Home Tract, as of record in Book 421, Page 17H, Register's Office for said County.

Said Lot Number 29 fronts 100 feet on the Southerly side of Virginia Street and runs back between lines 241.5 feet on the Westerly line and 235.75 feet on the Easterly line to a dead line in the rear and measures 100 feet thereon.

Street Address: 1008 A Virginia Avenue, Nashville, Tennessee 37216

Parcel Number: 093 11 0 148.00

Current Owner(s) of Property: James R. Teats

The street address of the above-described property is believed to be 1008 A Virginia Avenue, Nashville, Tennessee 37216, 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
Fax (901)761-5690

File No. 12-02-0126

May 25, June 1, 8, 2012 RN1498 1

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:

May 25, 2012
June 1, 2012
June 8, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 8th day of **June 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.

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5