PREPARED BY AND RETURN TO:
Lori Wilson
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BILL GARRETT, Davidson County
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20121018-0095497

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 13, 2007, recorded in Instrument No. 20070724-0087717, in the Register's Office of Davidson County, Tennessee, James Larry Gambrell aka Larry Gambrell, unmarried conveyed to Atty. Arnold M. Weiss, 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, Nationstar Mortgage LLC appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20120810-0071474, 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, Nationstar Mortgage LLC 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 Nationstar Mortgage LLC, 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 September 25, 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 Nationstar Mortgage LLC, whose address is Nationstar Mortgage, 350 Highland Dr., Lewisville, Texas 75067, at and for the sum of $79,597.74, that being the highest and best bid offered; and,

WHEREAS, the said Nationstar Mortgage LLC has assigned its interests in the said property to Federal National Mortgage Association, its successors and assigns; 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 Nationstar Mortgage LLC 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 Federal National Mortgage Association, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to wit:

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

Lot Number 7 on the Plan of Gregory's unrecorded re-subdivision of part of Lot Number 19 on the Map of Brandsford Realty Company's Alta Loma Subdivision as of record in Book 421, Page 44, of the Register's Office for said County, and described as follows:

Beginning at a point in the South margin of Alta Loma Road, 330 feet East of the right-of-way of the L&N Railroad, at the corner of Lots 6 and 7; thence with the line between said lots, Southerly 225.5 feet to a point which is 300 feet East of said rail road right-of-way; thence Easterly 50 feet to a point; thence Northerly 225.2 feet to the South margin of Alta Loma Road; thence with the margin of the same, Westerly 55 feet to the point of beginning.



This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070724-0087717, 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. 20070724-0087717, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Administrator's Quit Claim Deed, recorded in Instrument Number 20101008-0081047 in 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 Federal National Mortgage Association, 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 10 day of October, 2012.

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 10TH day of October, 2012, before me, a Notary Public, in and for said State and County, personally appeared Philip Brooks, 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 FEBRUARY 22, 2015

My commission expires:

_____
Notary Public

PAMELA LOGSTON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

NO TAX/GOVERNMENTAL AGENCY
TCA CODE 67-4-409

PROPERTY ADDRESS: 202 Alta Loma Drive (Per Deed of Trust), 202 Alta Loma Road, Madison, TN 37115 (Per Assessor), Madison, Tennessee 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
P.O. Box 650043
Dallas, TX 75265-0043

S&K File #12-036500 / CXE
Map & Parcel -034 05 0 090.00

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COST OF PUBLICATION

First Insertion
Second Insertion
Third Insertion
Total

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on September 25, 2012 at 10:00 AM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, conducted by Shapiro & Kirsch, LLP Substitute Trustee pursuant to Deed of Trust executed by James Larry Gambrell aka Larry Gambrell, unmarried, to Atty. Arnold M. Weiss, Trustee, on July 13, 2007 at Instrument No. 20070724-0087717, all of record in the Davidson County Register's Office.

Holder: Nationstar Mortgage LLC

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

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

Lot Number 7 on the Plan of Gregory's unrecorded re-subdivision of part of Lot Number 19 on the Map of Brookeford Realty Company's Alta Loma Subdivision as of record in Book 421, Page 44, of the Register's Office for said County, and described as follows:

Beginning at a point in the South margin of Alta Loma Road 330 feet East of the right-of-way of the L&N Railroad, at the corner of Lots 6 and 7 shown on the Plan between said lots, Southerly 205.3 feet to a point which is 330 feet East of said rail road right-of-way; thence Easterly 60 feet to a point; thence Northerly 205.3 feet to the South margin of Alta Loma Road; thence with the margin of the same, Westerly 55 feet to the point of beginning.

Street Address: 202 Alta Loma Drive (Per Deed of Trust), Madison, Tennessee 37115

Secondary Property Address: 202 Alta Loma Road, Madison, TN 37115 (Per Assessor)

Parcel Number: 034 05.0 090.00

Current Owner(s) of Property: John L. Gambrell, Joseph L. Gambrell, James L. Gambrell, Jr., and Jeff Gambrell

The street address of the above described property is believed to be 202 Alta Loma Drive (Per Deed of Trust), Madison, Tennessee 37115, 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 mentioned herein shall control.

SALE 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.

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.

Shapiro & Kirsch, LLP Substitute Trustee
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File No. 12-035500
Aug. 24, 31, Sept. 7, 2012 FN15622

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, Dixon, Wilson, Robertson, Rutherford, Sumner and Montgomery counties in Tennessee, states that the hereto attached publication appeared in the NASHVILLE LEDGER on the following dates:

August 24, 2012
August 31, 2012
September 7, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 7th day of **September 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

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