SUBSTITUTE TRUSTEE'S DEED

State of Tennessee }
County of Davidson)

This instrument prepared by:

Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

The actual consideration of value, whichever is greater, for this transfer is **$7,473.00**

Affiant

Sworn to and subscribed before me this 23 day of October, 2012.

NOTARY PUBLIC

My Commission expires

BILL GARRETT, Davidson County
Trans: T20120080392 DEEDTRS
Recvd: 10/23/12 12:43 2 pgs
Fees: 13.00 Taxes: 27.65
20121023-0097039

ADDRESS-NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Les Lazarus	Same	Map/parcel 07210025500
915 Lewisburg Pike		
Franklin, TN 37064		

WHEREAS, on the 10th day of October, 2010, **Christopher Dumas** executed a Deed of Trust to **Richard A. Northcutt, Trustee**, to secure a promissory note of even date to **Bobby Booker and Margaret Earline Booker**, in the amount of $9,500.00, as fully set out in said Deed of Trust of record in 20101004-0079171, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Richard A. Northcutt is unable to act as Trustee under said Deed of Trust , and I have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record in 20120227-0016849, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and **Bobby Booker**, the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property; and

WHEREAS, I. Robert F. Spann, Substitute Trustee, did give notice of the time and place of sale by publication in the Tennessean, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on 10-05-2012, 10-12-2012, and 10-19-2012, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, Robert F. Spann, Substitute Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on 10-23-2012, at 11:00 AM at the front (easterly) door of 1312 Sixth Avenue, North, Nashville, TN 37208; and

WHEREAS, at the sale, Les Lazarus was the highest and best bidder, the amount of his bid being in the sum of seven thousand four hundred seventy three and no/100 dollars ($7,473.00); and

NOW THEREFORE, I Robert F. Spann, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of seven thousand four hundred seventy three and no/100 dollars ($7,473.00.00), credited and applied as payment on the note secured by the

aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto Les Lazarus, hereinafter known as the Grantee, his successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, in the 11th Civil District, described according to a survey dated July 25, 1951, made by Lewis D. Justice, Surveyor, as follows:
>
> Beginning at a point in the westerly margin of Scott Avenue, 100 feet north of the north margin of Otey Avenue; thence westerly, parallel to said Otey Avenue, and 100 feet north of the same 188 feet to the easterly margin of a proposed alley, which point is 12 feet east of the east margin of an existing 12-foot alley; thence northerly 50 feet with the margin of said proposed alley to a point; thence easterly 188 feet to the west margin of Scott Avenue; thence with the margin of same, south 50 feet to the beginning.
>
> Being the same property conveyed to Christopher Dumas, married, by deed from Margaret Earline Booker and Bobby Lewis Booker, both unmarried, of record in Instrument No. 20101004-0079170, Register's Office for Davidson County, Tennessee, the said Earline Booker having since died.
>
> This is improved property known as 2218 Scott Avenue, Nashville, TN 37218

This conveyance is made subject to all restrictions of record and unpaid taxes.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate title, and interest thereto belonging to the said Grantee, his successors and assigns, forever.

I, Robert F. Spann, Substitute Trustee, under the Deed of Trust of record in Instrument No. 20101004-0079171, Register's Office for Davidson County, Tennessee, do hereby transfer unto the said Grantee, their successors and assigns, all the rights, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I, as Substitute Trustee, under said Installment Deed, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert F. Spann, Substitute Trustee, has hereunto set his hand, this the ___ day of October, 2012.

ROBERT F. SPANN
SUBSTITUTE TRUSTEE,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State Robert F. Spann, Substitute Trustee, 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 as Substitute Trustee, for the purposes therein contained.

WITNESS my hand, at office, this 23 day of October, 2012.

NOTARY PUBLIC

MARINE O. MS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON TEN

My Commission Expires:
7/7/2014