THIS INSTRUMENT PREPARED BY
& RETURN TO:
Morris|Hardwick|Schneider, LLC
200 Jefferson Avenue
Suite 1350
Memphis, TN 38103
678-298-2117 or 866-503-4930
File No.: TN-87000065-12

BILL GARRETT, Davidson County
Trans:T20120087789 DEEDTRS
Recvd: 11/16/12 11:47 5 pgs
Fees:28.00 Taxes:651.20
20121116-0105959

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 26, 2007, and recorded in the Register's Office of Davidson County, Tennessee, as Document Number 20070810-0095925, ("Deed of Trust"), Mark A. Bennett and Susan N. Bennett conveyed to Fidelity National Title, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to OneWest Bank, FSB; and

WHEREAS, OneWest Bank, FSB, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record as Document Number 20120712-0061113, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on October 12, 2012, October 19, 2012, and October 26, 2012 in Nashville Record, by which advertisement the sale was held on November 1, 2012, Davidson County Courthouse, South Main door, One Public Square, Nashville, Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, all notices have been given as required by T.C.A. §35-7-117, if any; and

WHEREAS, at the time and place mentioned in said advertisement, York Trustee Services, LLC, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale OneWest Bank, FSB, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $176,000.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to OneWest Bank, FSB, his/her successors and assigns;

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by OneWest Bank, FSB, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned York Trustee Services, LLC, does hereby grant, bargain, sell and convey unto OneWest Bank, FSB, his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

ALL THOSE CERTAIN PARCELS OF LAND SITUATE IN THE COUNTY OR DAVIDSON, STATE OF TENNESSEE BEING KNOWN AND DESIGNATED AS:

TRACT NO. 1:

BEGINNING AT AN IRON ROD IN THE WESTERLY MARGIN OF AN OLD LANE (FARM ROAD IN DEED), SAID POINT BEING 1,449.97 FEET, MORE OR LESS, NORTH OF PUGH ROAD THE SOUTHEAST CORNER OF THIS TRACT AND THE NORTHEAST CORNER OF TRACT NO. 2; THENCE NORTH 86 DEGREES 41 MINUTES 26 SECONDS WEST ALONG THE NORTHERLY MARGIN OF TRACT NO.2, 908.38 FEET TO AN IRON ROD BEING THE SOUTHWEST CORNER OR THIS PROPERTY AND THE NORTHWEST CORNER OF TRACT NO. 2; THENCE NORTH 05 DEGREES 12 MINUTES 13 SECONDS EAST 244.85 FEET TO AN IRON ROD BEING THE NORTHWEST CORNER OF THIS PROPERLY AND THE SOUTHWEST CORNER OF PROPERTY BELONGING TO JAMES R. WHITE, ET UX, OF RECORD IN BOOK 5852, PAGE 993, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE SOUTH 86 DEGREES 41 MINUTES 33 SECONDS EAST ALONG THE SOUTHERLY MARGIN OF JAMES R. WHITE PROPERTY 907.40 FEET TO AN IRON ROD IN THE WESTERLY MARGIN OF SAID OLD LANE BEING THE NORTHEASTERLY CORNER OF THIS PROPERTY AND THE SOUTHEASTERLY CORNER OF JAMES R. WHITE PROPERTY: THENCE SOUTH 04 DEGREES 58 MINUTES 31 SECONDS WEST ALONG SAID OLD LONE 244.85 FEET TO THE POINT OF BEGINNING, BEING 5.100 ACRES, MORE OR LESS.

TRACT NO. 2:

BEGINNING AT AN IRON ROD IN THE WESTERLY MARGIN OF AN OLD LANE (FARM ROAD IN DEED), SAID POINT BEING 1,205.12 FEET, MORE OR LESS, NORTH OF PUGH ROAD AND BEING THE SOUTHEAST CORNER OF THIS TRACT AND THE NORTHEAST CORNER OF TRACT NO. 3,OF THE EILEEN M. BRIDE PROPERTY: THENCE NORTH 86 DEGREES 41 MINUTES 19 SECONDS WEST ALONG THE NORTHERLY MARGIN OF TRACT NO. 3 OF THE EILEEN M. BRIDE PROPERTY 909.35 FEET TO AN IRON ROD; THENCE NORTH 05 DEGREES 12 MINUTES 13 SECONDS EAST 244.85 FEET TO AN IRON ROD AND BEING THE NORTHWEST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF TRACT NO. I; THENCE SOUTH 86 DEGREES 41 MINUTES 26 SECONDS EAST ALONG THE SOUTHERLY MARGIN OF SAID TRACT NO. 1, 908.38 FEET TO AN IRON ROD IN THE WESTERLY MARGIN OF SAID LANE, THE NORTHEAST CORNER OF THIS TACT; THENCE

SOUTH 04 DEGREES 58 MINUTES 31 SECONDS WEST 244.85 FEET TO THE POINT OF BEGINNING, CONTAINING 5.106 ACRES MORE OR LESS.

TRACT NO. 3:

BEGINNING AT AN IRON ROD ON THE WESTERLY MARGIN OF AN OLD LANE (FARM ROAD IN DEED) AND BEING 925.0 FEET, MORE OR LESS, NORTH OF PUGH ROAD, THE SOUTHEAST CORNER OF THIS PROPERTY AND THE NORTHEAST CORNER OF PROPERTY BELONGING TO ROBERT E SEABORN, ET UX OF RECORD IN DEED BOOK 5083 PAGE 829. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING SAID LANE AND RUNNING WITH THE NORTH BOUNDARY OF THE SEABORN TRACT NORTH 86 DEGREES 04 MINUTES 41 SECONDS WEST 910.20 FEET TO AN OLD IRON ROD 1.55 FEET EAST OF AN OLD FENCE LINE IN THE EAST BOUNDARY OF A TRACT OF LAND BELONGING TO MRS. JEWELL LUTTRELL IN DEED BOOK 3766, PAGE 48, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE RUNNING GENERALLY WITH THE FENCE LINE OF THE LUTTRELL PROPERTY NORTH 5 DEGREES 12 MINUTES 13 SECONDS EAST 270.45 FEET TO AN OLD IRON ROD AT THE NORTHWEST CORNER OF THIS PROPERTY AND THE SOUTHWEST CORNER OF TRACT NO. 2; THENCE ALONG THE SOUTHERLY MARGIN OF TRACT NO.2 SOUTH 86 DEGREES 41 MINUTES 19 SECONDS EAST 909.35 FEET TO AN IRON ROD IN THE WESTERLY MARGIN OF OLD LANE AND BEING THE SOUTHWESTERLY CORNER OF TRACT NO.2 AND THE NORTHWESTERLY CORNER OF THIS PROPERTY THENCE ALONG SAID OLD LANE SOUTH 04 DEGREES 58 MINUTES 31 SECONDS WEST 280.12 FEET TO THE POINT OF BEGINNING, CONTAINING 5.748 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MARK A. BENNETT BY DEED FROM RAPHAEL L. BICKLER, UNMARRIED, OF RECORD IN BOOK 10272, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED 11/25/96 AND CONVEYED TO MARK A. BENNETT AND SUSAN N. BENNETT, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY QUITCLAIM DEED FROM MARK A. BENNETT, A MARRIED MAN, JOINED BY HIS SPOUSE, SUSAN N. BENNETT, OF RECORD IN INSTRUMENT NO. 20060522-0059805, SAID REGISTER'S OFFICE, DATED 5/5/06.

The last recorded Warranty Deed was filed of record in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said OneWest Bank, FSB, his/her successors and assigns, forever, to whom the said. York Trustee Services, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, York Trustee Services, LLC, Substitute Trustee, has hereunto set his/her hand, this 1st day of November, 2012.

York Trustee Services, LLC

By: _____
Name: Justin Tanner
Title: Managing Member

State of Tennessee

County of Shelby

On this 1st day of November, 2012., before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Justin Tanner, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be an officer or authorized agent of York Trustee Services, LLC, the within named bargainor, being duly authorized, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation, company, or entity by himself or herself as such officer.

WITNESS my hand and Notarial Seal the day and year above written.

_____
Notary Public

PRISCILLA LEE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: 2-15-16

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I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $176,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 1ST DAY OF NOVEMBER, 2012.

Notary Public

PRISCILLA LEE
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: 2-15-16

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Parcel ID #: 12400003200

Mail Tax Notices To and Property Owner:
OneWest Bank, FSB
888 East Walnut Street
Pasadena, CA 91101