Davidson County DEEDTRS
Recvd: 01/03/13 13:23 4 pgs
Fees:23.00 Taxes:95.80
20130103-0000859

Prepared by:
William Timothy Hill Attorney At Law
201 Fourth Avenue North, Suite 1800
Nashville, TN 37219

Address New Owner and Send Tax Bills To:

Mike Maitland
915 Lewisburg Pk.
Franklin TN. 37064

Tax Map-Parcel Numbers:

107-14-0-046.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Terry A. Carroll and James E. Carroll, married, to Harold D. King, Trustee, dated the 14th day of February, 2008 and being of record in Inst. No. 20080219-0015368, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof, Household Financial Center, Inc. and

WHEREAS, Household Financial Center, Inc., the holder and owner of the debt secured by said Trust Deed, having for reasons satisfactory to itself, under the provision of said Trust Deed, by instrument recorded in the Register's Office in Inst. No. 20100518-0038145, named and appointed the undersigned as Trustee in the place and stead of the said Harold D. King, trustee; and

WHEREAS, default was made in the payment of the debt and obligations secured by said Trust Deed and the undersigned, as Substitute Trustee, was requested to advertise and sell the property conveyed by said Trust Deed in compliance with the provisions thereof; and

WHEREAS, the undersigned, as Substitute Trustee, did, in compliance with the provisions of said Trust Deed, advertise for sale the property conveyed by same, the advertisement of sale having been published in Nashville Ledger, a newspaper published in Davidson County, Tennessee in the issues of 11/30/12 – 12/7/12 – 12/14/12 of said newspaper, said sale having been advertised for December 21, 2012, commencing at 12:00 noon in the front corridor of the Davidson County Courthouse, Public Square, 2nd Ave North, Nashville, Tennessee, at which time and place the property was offered for sale and sold; and

WHEREAS, the highest and best bid for said property was then and there made by Mike Maitland a bid of Twenty-five Thousand Eight Hundred Ninety and 82/100 ($25,890.82), for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, William Timothy Hill, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey to the said Mike Maitland, the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot Number 271 on the plan of Miro Meadows, Third Addition, of record in Plat Book 1424, page 116, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Terry A. Carroll and James E. Carroll, husband and wife, by deed recorded 11/2/00, in Inst. No. 20001102-0108661, in the Register of Deeds Office for Davidson County, Tennessee.

This is improved property known as 991 Briley Parkway, Nashville, Tennessee.

TO HAVE AND TO HOLD, unto the said Mike Maitland, its successors and assigns, in fee simple forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, but warrants the same against the lawful claims of all persons claiming by, through, and under, a conveyance from the undersigned as Substitute Trustee, under the provisions of the above described Trust Deed, and not further or otherwise.

The Notice of the Right to Foreclose has been given in accordance with Tennessee Code Annotated §35-5-117(i). This sale is made subject to any and all outstanding unpaid real property taxes upon the property as of the date of the Substitute Trustee's sale described herein, and any and all other prior restrictions, encumbrances, or liens of any nature.

WITNESS, the signature of the undersigned, William Timothy Hill, Substitute Trustee, this 21st of December, 2012.

William Timothy Hill, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of December, 2012, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared William Timothy Hill, Substitute Trustee, to me known to be the person described, and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and ear above written.

CHARLOTTE E. HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Charlotte E Herring
Notary Public

My Commission Expires: My Commission Expires JAN 6, 2014

I, William Timothy Hill, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is ($25,890.82).

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance

Affiant

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

Charlotte E Herring
Notary Public
My Commission Expires: _____

CHARLOTTE E. HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires JAN 6, 2014

Grantee:
Mike Maitland
915 Lewisburg Pk.
Franklin TN. 37064

Exhibit "A"

NOTICE OF FORECLOSURE
AND SUBSTITUTE TRUSTEE'S SALE

Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Terry A. Carroll and James E. Carroll, married, to Harold D. King, Trustee, dated the 14th day of February, 2008 and being of record in Inst. No. 20080219-0015368, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof, Household Financial Center, Inc. Appointment of Substitute Trustee having been duly executed by the holder of the note and beneficiary of said Deed of Trust, and appointing William Timothy Hill as Substitute Trustee.

NOW, THEREFORE, I, William Timothy Hill, Trustee, pursuant to the said Deed of Trust, having been requested by the owner and holder of said indebtedness so to do, by virtue of the authority and power vested in me by said deed of trust and appointing of Substitute Trustee will on the 21ST day of December, 2012, at 12:00 noon, on the front door of the Davidson County Courthouse, Public Square, 2nd Ave North, Nashville, Tennessee, sell at public outcry to the highest bidder for cash (or credit upon the indebtedness secured, if the holder is the successful purchaser) the following described property located in Davidson County, Tennessee, to wit:

Being Lot Number 271 on the plan of Miro Meadows, Third Addition, of record in Plat Book 1424, page 116, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Terry A. Carroll and James E. Carroll, husband and wife, by deed recorded 11/2/00, in Inst. No. 20001102-0108661, in the Register of Deeds Office for Davidson County, Tennessee.

This is improved property known as 991 Briley Parkway, Nashville, Tennessee.

At the time of this publication, the § 35-5-117 notice of the right to foreclose was timely forwarded. The sale of the property described in said Deed of Trust shall be subject to any and all instrument of record, prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes, assessments, penalties and interest, if any. All right and equity of redemption, homestead, dower and all other exceptions are expressly waived in said Deed of Trust, and the title is believed to be good, but the Substitute Trustee will convey and sell only as Substitute Trustee. The right is reserved to adjourn the day of the sale to another day or time certain without further publication, upon announcement at the time for the above.

This is an attempt to collect a debt and any information obtained will be used for that purpose.

This 20th day of November, 2012.

William Timothy Hill, Substitute Trustee

Insertion Dates: 11/30/12 – 12/7/12 – 12/14/12

CERTIFIED FOR REMOTE FILING:

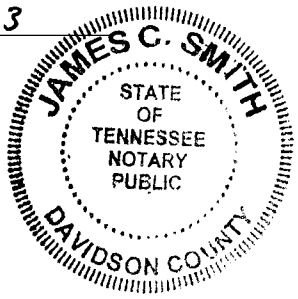
I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 1.3.13



Notary Public James C. Smith
My Commission Expires: March 3, 2015