BILL GARRETT, Davidson County
Trans:T20130001099 DEEDTRS
Recvd: 01/04/13 11:21 2 pgs
Fees:13.00 Taxes:370.00
20130104-0001292

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

Address New Owner and Send Tax Bills To:

Noble Properties, Inc.
718 Thompson Lane, Suite 108
Nashville, TN 37204

Tax Map-Parcel Numbers:

103-07-0 029.00

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 Carol Ray, single, to Harold D. King, Trustee, dated the 25th day of October, 2006 and being of record in Inst. No. 20061027-0133602, 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, Noble Properties, Inc., and

WHEREAS, Beneficial Tennessee, 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 Instrument No. 20121116-0106154, 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 the Nashville Ledger, a newspaper published in Davidson County, Tennessee in the issues of 11/16/12 – 11/23/12 – 11/30/12 of said newspaper, said sale having been advertised for December 7, 2012, and continued upon announcement to January 2, 2013, commencing at 12:00 noon in the front corridor of the Davidson County Courthouse, 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 Noble Properties, Inc., a bid of [redacted], 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 Noble Properties, Inc., 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit: Land in Davidson County, Tennessee, being Lot No. 64 on the plan of Section 1, Richland Meadows, of record in Book 2083, page 40, Register's Office for said County. Said Lot No. 64 fronts 50.0 feet on the northerly margin of Knob road and extends back 150.0 feet on the easterly line and 153.8 feet on the westerly line to a dead line in the rear, measuring 69.5 feet thereon.

Being the same property conveyed to Carol Ray, by Deed recorded 4/20/88 in Book 521, at page 881, in the Register's Office of Davidson County, Tennessee.

Property known as: 5416 Knob Road, Nashville, TN.

TO HAVE AND TO HOLD, unto the said Noble Properties, Inc., 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 2nd of January , 2013.

William Timothy Hill, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of January, 2013, 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 ($79,323.81).

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 100,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 4 DAY OF JAN. 2013
Deputy Register

Affiant

Subscribed and sworn to before me this 2nd day of January, 2013.

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:
Noble Properties, Inc.
718 Thompson Lane, Suite 108
Nashville, TN 37204

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