BILL GARRETT, Davidson County
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Document Prepared By:
Greg T. Pratt, Esq.
448 N. Cedar Bluff, Ste 194
Knoxville, TN 37923

SUBSTITUTE TRUSTEE'S DEED

STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF KNOX §

WHEREAS, on April 23, 2007, Kerri K. Cannon, executed and delivered to Tonya Esquibel, as Trustee, a Deed of Trust which is recorded in Book/Page 20070614-0071180, of the Deed of Trust Records of Davidson County Tennessee (herein "Deed of Trust"), to secure that Note of same date (herein "Contract") executed by Kerri K. Cannon and

WHEREAS, the Deed of Trust Conveyed to the said trustee, that certain tract or parcel of land located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 42, on the Plan of Hickory Hollow Townhomes (Mill Park), Phase I, of record in Book 9700, Page 686, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kerri K. Cannon by deed from David Robinson, a married man, of record in Instrument No. 20070614-0071179, Register's Office for Davidson County, Tennessee.

Property Address known as: 5170 Hickory Hollow Pkwy #808, Antioch, TN 37013.

Parcel ID: 163-05-0-A-042.00-CO

WHEREAS, I, Gregory T. Pratt, was, by execution of an Appointment of Substitute Trustee, duly appointed by Beneficiary as Substitute Trustee fully in accordance with the terms of the Deed of Trust;

WHEREAS, default has occurred under the terms of the Contract and under the terms of the Deed of Trust and the Beneficiary has, since that default, requested that I, Gregory T. Pratt, Substitute Trustee, sell the property for the purpose of satisfying the obligations arising out of the Contract and Deed of Trust; and

WHEREAS, pursuant to said request and fully in compliance with the terms of the Deed of Trust, I proceeded to sell the property at front door of the Davidson County Courthouse, Nashville, TN, at the time of 10:00 a.m. on the 6th day of February, 2013, after having given notice of the time of sale, and by the terms of the Deed of Trust, and after having first posted or causing to be posted written notice therefore in accordance with Tennessee Law;

WHEREAS, as such sale of property was by me **struck off to Foreclosed Asset and Sales Transfer Partnership (Grantee)** at the hour of 10:10 o'clock a.m. on February 6, 2013, for and in consideration of the sum of $95,000.00, and other good and valuable consideration, it being the best and highest bidder therefore, and said consideration being the best and highest bid therefore.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that I, Gregory T. Pratt, of Knox County, Tennessee, Substitute Trustee as aforesaid, by virtue of the powers granted to me by the Deed of Trust and in consideration of the foregoing premises, and of the value expressed above conveyed to me by the Grantee, the receipt and sufficiency of which is hereby acknowledged, have granted, sold, and conveyed and by these presents do grant, sell, and convey the **property unto Foreclosed Asset and Sales Transfer Partnership**;

TO HAVE AND TO HOLD the property, together with all and singular, the rights and appurtenances thereto and otherwise belonging to the Grantee and its successors and assigns forever and for, and on behalf of said Grantor in said Deed of Trust, I do hereby bind to said Grantor and successors and assigns, to warrant and forever defend, all and singular, the property hereinabove described, insofar as authorized by said Deed of Trust, unto Grantee and its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS MY HAND this 8th day of February, 2013.

Gregory T. Pratt, Substitute Trustee

STATE OF TENNESSEE §
§
COUNTY OF KNOX §

BEFORE ME, the undersigned authority, on this day personally appeared Gregory T. Pratt, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this 8th day of February, 2013.

PEGGY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Notary Public, in and for the State of Tennessee
My Commission expires: 10/5/2016

I hearby swear or affirm that the actual consideration for this transfer, or value of the property of interest in property transferred, whichever is greater is $95,000.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Gregory T. Pratt

STATE OF TENNESSEE §
§
COUNTY OF KNOX §

BEFORE ME, the undersigned authority, on this day personally appeared Gregory T. Pratt, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this 8th day of February, 2013.

Notary Public, in and for the State of Tennessee
My Commission expires: 10/5/2016

After Recording, Return to:
Greg Pratt
448 N. Cedar Bluff, Suite 194
Knoxville, TN 37923

Address for tax notices: (New Owner)

Foreclosed Asset and Sales Transfer Partnership
180 Highway, 641 North
Camden, TN 38320

