PREPARED BY AND RETURN TO:
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BILL GARRETT, Davidson County
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SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 27, 2006, recorded in Instrument No. 20061102-0136277, in the Register's Office of Davidson County, Tennessee, Mary K. Martin and Ronny R. Taylor AKA Ronnie R. Taylor, unmarried woman and unmarried man conveyed to FMLS Inc., Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument Number 20121231-0120719, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and Notice of the Right to Foreclose has been timely given in compliance with Tennessee Code Annotated §35-5-117.

WHEREAS, the holder requested said Substitute Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice.

WHEREAS, in pursuance of said request, the said property was by the Substitute Trustee, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on February 7, 2013, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 10:00 AM; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Mark Prosser, whose address is P.O. Box 24, Hermitage, TN 37076, at and for the sum of $48,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Mark Prosser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Mark Prosser the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Mark Prosser, his successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Being the easterly ½ of Lot Number 9 of Block "A" on the Map of Tim H. Moore's Subdivision of A.W. Johnson and G.P. Smith's Subdivision, of record in Book 332, page 107, Register's Office for said County.

Said part of said lot fronts 50 feet on the southerly side of West McKennie Avenue and runs back between parallel lines, along the westerly margin of a 40 foot unnamed street, 195 feet to a 12 foot alley in the rear.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20061102-0136277, in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20061102-0136277, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20020104-0001747 re-recorded in Instrument Number 20020812-0097214, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Mark Prosser, his successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP, Substitute Trustee, has hereunto set its hand and seal this 13th day of February, 2013.

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 13th day of February, 2013, before me, a Notary Public, in and for said State and County, personally appeared Michael A. Denzin, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of Shapiro & Kirsch, LLP, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

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

MY COMMISSION EXPIRES
~~AUGUST 01, 2016~~
My commission expires:

_____
Notary Public

CANYA MARKEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $48,000.00, 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 the date written above.

_____
~~My commission expires~~:

_____
~~Notary Public~~

PROPERTY ADDRESS: 1010 West McKennie Avenue, Nashville, Tennessee 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Mark Prosser
P.O. Box 24, Hermitage, TN 37076

S&K File #12-043994 / UPN
Map & Parcel -083 01 0 019.00

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

COST OF PUBLICATION

First Insertion
Second Insertion
Third Insertion
Total

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **February 7, 2013 at 10:00 A.M. local time,** at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, conducted by Shapiro & Kirsch, LLP Substitute Trustee, pursuant to Deed of Trust executed by Mary K. Martin and Ronny R. Taylor AKA Ronnie R. Taylor, unmarried woman and unmarried man, to FMLS Inc., Trustee, on October 27, 2006 at Instrument No. 20061102-0136277; all of record in the Davidson County Register's Office.

Owner of Debt: Regions Bank DBA Regions Mortgage

The following real estate located in Davidson County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Described property located in Davidson County, Tennessee, to wit:

Being the easterly ½ of Lot Number 9 of Block "A" on the Map of Tim H. Moore's Subdivision of A.W. Johnson and G.P. Smith's Subdivision, of record in Book 332, Page 107, Register's Office for said County.

Said part of said lot fronts 50 feet on the southerly side of West McKennie Avenue and runs back between parallel lines, along the westerly margin of a 40 foot unnamed street, 195 feet to a 12 foot alley in the rear.

Street Address: 1010 West McKennie Avenue, Nashville, Tennessee 37206

Parcel Number: 083 01 0 019.00

Current Owner(s) of Property: Ronnie R. Taylor AKA Ronny R. Taylor, a single man

The street address of the above described property is believed to be 1010 West McKennie Avenue, Nashville, Tennessee 37206, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description referenced herein shall control.

SALE IS SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

If applicable, the notice requirements of T.C.A. 35-5-117 have been met.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

If the highest bidder cannot pay the bid within twenty-four (24) hours of the sale, the next highest bidder, at their highest bid, will be deemed the successful bidder.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded at any time.

Shapiro & Kirsch, LLP Substitute Trustee
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File No. 12-043994
Jan. 4, 11, 18, 2013 Fil17121

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER, the Publisher of the NASHVILLE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham, Dixon, Wilson, Robertson, Rutherford, Sumner and Montgomery counties in Tennessee, states that the hereto attached publication appeared in the NASHVILLE LEDGER on the following dates:

January 4, 2013
January 11, 2013
January 18, 2013

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By:_____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 18th day of **January 2013,** this instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Catron Kerr** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

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