This Instrument Prepared By/Return To:
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, Tennessee 37212

BILL GARRETT, Davidson County
Trans:T20130014594 DEEDTRS
Recvd: 02/21/13 11:32 2 pgs
Fees:13.00 Taxes:928.70
20130221-0017475

SUBSTITUTE TRUSTEE'S DEED

ADDRESS NEW OWNER:
Bryan Spicer
P.O. Box 428
Brentwood, TN 37024

SEND TAX BILLS TO:
SAME

MAP & PARCEL:
Map 104-5
Parcel 100

I hereby swear or affirm that the actual Consideration for this transfer or value of the property transferred, whichever is greater, is $251,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of February, 2013.

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

My Commission Expires:

Notary Public

WHEREAS, BY Deed of Trust dated December 28, 2007, of record in Instrument No. 20080115-0004526, as modified in Instrument No. 20080312-0025052, dated February 14, 2008 and as further modified in Instrument No. 20081006-0101328, dated September 25, 2008, Register's Office for Davidson County, Tennessee, Patrick Adam Shepard and Karen E. Bledsoe conveyed to J. Overton Colton, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument of record in Instrument No. 20130118-0006265, said Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust.

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 18th day of February, 2013 at 10:00 a.m. at the Register of Deeds Office, Northwest entrance door, 6th and Broadway, Nashville, Tennessee; and

WHEREAS, at the time and place, as mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, Bryan Spicer, being the highest and best bidder, became the purchaser of said property at and for the sum of Two Hundred Fifty One Thousand and no/100th Dollars ($251,000.00).

NOW THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Bryan Spicer, the following real estate.

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of Hardison and Young's Lots in West End Park, being Subdivision of Lots 41, 42, 43, 44, 45, 46, 47 and 48, inclusive, of original Plan of West End Park, as of record in Book 421, page 190, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick Adam Shepard by deed fro Dennis P. Russell and Jennifer Lyn Russell, filed for June 2, 2004 in Instrument No. 20040602-0064687, Register's Office for Davidson County, Tennessee.

This is property known as. 3506 Murphy Road, Nashville, TN 37205.

To have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in hand and free from the statutory right of redemption, homestead, elective share and all other exemptions of every kind in the property in the Makers of said Deed of Trust and all persons claiming through and under said Makers.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Bryan Spicer, its successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Register's Office. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 20th day of February, 2013.

Robert L. Scruggs, Substitute Trustee

State of Tennessee)
County of Davidson)

Personally appeared before me, Melody M. Jenkins, a Notary Public in and for the said county and State, the within named bargainor, **Robert L. Scruggs, Substitute Trustee**, with who I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes there contained.

Witness my hand and official seal in Nashville, Tennessee this 20th day of February, 2013.

My Commission Expires:

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2014

Notary Public