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

PICK-UP

BILL GARRETT, Davidson County
Trans:T20130018790 DEEDTRS
Recvd: 03/07/13 12:37 2 pgs
Fees:13.00 Taxes:54.88
20130307-0022875

SUBSTITUTE TRUSTEE'S DEED

ADDRESS NEW OWNER:
James Roberts
201 Thompson Lane, Ste 200
Nashville, Tennessee 37211

SEND TAX BILLS TO:
SAME

MAP & PARCEL:
Map 133-11-A
Parcel 90.0CO

I hereby swear or affirm that the actual Consideration for this transfer or value of the property transferred, whichever is greater, is $14,832.00

Affiant

Subscribed and sworn to before me, this 5th day of March, 2013.

My Commission Expires:

Notary Public

MELISSA D. HAWKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

WHEREAS, by deed of trust, (the "Deed of Trust") dated December 9, 2011, of record in Instrument No. 20111220-0099311, Register's Office for Davidson County, Tennessee ("RODC), Roy Forkum and wife, Deana D. Forkum conveyed to David J. Harris, Trustee, the hereinafter described property ("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. 20121120-0107176, RODC and

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

WHEREAS, in pursuit of said request of said beneficiary, the Property was advertised for sale in conformity with the terms and provisions of the Deed of Trust; and

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 4th day of March, 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 the property for sale at public outcry to the highest and best bidder for cash and, James Roberts, being the highest and best bidder, became the purchaser of the Property at and for the sum of Fourteen Thousand Eight Hundred Thirty Two and no/100th Dollars ($14,832.00).

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 James Roberts, the following real estate.

Land in Davidson County, Tennessee, being Unit No. N-7 on the Plan of Canterbury Hall Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5440, page 255, as amended in Book 5441, page 819, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said mater Deed. Reference is hereby made to the Plat of Canterbury Hall Condominiums, as of record in Book 5200, page 159, said Register's Office for more complete description of said unit.

Being the same property conveyed to Roy Forkum and wife, Deana Forkum by Warranty Deed from Jeanan Mills Stuart Conservator for Jay Michael Christenbury, field for record on December 20, 2012 in Instrument No. 20111220-0099309, Register's Office for Davidson County, Tennessee.

This is property known as. **500 Paragon Mills Road, N-7, Nashville, TN 37211.**

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 **James Roberts,** its successors and assigns, all of the covenants or warranties contained in the 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 RODC. 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 the 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, I have hereunto set my hand on this the 5th day of March, 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 5th day of March, 2013.

My Commission Expires

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

My Commission Expires MAR. 3, 2014