668 Old Hickory Boulevard, Nashville, TN 37209
This Instrument Prepared By:

David M. Smythe
SMYTHE & HUFF
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144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

BILL GARRETT, Davidson County
Trans:T20130020074 DEEDTRS
Recvd: 03/12/13 12:55 3 pgs
Fees:18.00 Taxes:379.00
20130312-0024559

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
Belle Meade Title & Escrow, Trustee The 668 Old Hickory Boulevard Trust 109 Kenner Avenue Suite 201 Nashville, TN 37205	Same	Map No. 114.00-0 Parcel No. 151.00

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $102,433.00.

Affiant

Subscribed and sworn to before me, this 12th day of March, 2013.

Notary Public

My Commission Expires: March 3, 2015

SHELLEY L. ORR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WHEREAS, by Deed of Trust dated May 30, 2007 of record in Instrument No. 20070607-0068444, Register's office for Davidson County, Tennessee, The Stephen Nestor Family, LLC, a Tennessee Limited Liability Company, 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 set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument of record in Instrument No. 20130108-0002512, 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 and such ad appeared in The Tennessean / Davidson A.M. Edition on January 25, 2013, February 1, 2013 and February 8, 2013; and

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 19th day of February, 2013, at 10:00 o'clock a.m. at the South front door of the Davidson County Courthouse, James Robertson Parkway, Nashville, Tennessee; and

WHEREAS, at the appointed time and place of the sale, the sale was postponed by announcement until February 26, 2013 at 10:00 o'clock a.m. and was subsequently postponed a second time by announcement until March 12, 2013 at 10:45 o'clock a.m. Both announced postponements were confirmed by letter notices to the owner; and

WHEREAS, at the time and place of the postponed sale on March 12, 2013 at 10:45 o'clock a.m., undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, Belle Meade Title & Escrow, Trustee for The 668 Old Hickory Boulevard Trust, being the highest and best bidder, became the purchaser of said property at and for the sum of One Hundred Two Thousand Four Hundred Thirty-Three and no/100th Dollars ($102,433.00).

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 Belle Meade Title & Escrow, Trustee for The 668 Old Hickory Boulevard Trust, the following real estate:

> Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being the northwesterly part of Lot No. 1 on the Map of John D. Brown's Subdivision of 40.17 acres, more or less, described according to a survey made by James A. Hamilton, Jr., Surveyor, July 15, 1950, as follows:
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> Beginning in the center of Old Hickory Boulevard, 150 feet north of the northeast corner of the property conveyed to D. W. Caddis and wife by deed from Alfred O'Brien and wife, of record in Book 1631, page 105, Register's Office for said County; thence with the center of said Boulevard; North 7 deg. 55' west 170 feet to the intersection of the center line of said Old Hickory Boulevard and Charlotte Pike; thence with the center of the Charlotte Pike, North 46 deg. 35'East 123.42 feet to a point 90.58 feet southwesterly from the northwest of Lot No. 2; thence South 17 deg. 53' East 247.13 feet to a point 150 feet north of said D.W. Gaddis' northern boundary line; thence South 83 deg. 02' West 143 feet to the beginning.
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> INCLUDED in the above described property but expressly EXCLUDED THEREFROM is that portion having been conveyed to the State of Tennessee by deed of record in Book 7903, page 79, Register's Office for Davidson County, Tennessee, to which reference is made for a complete legal description.
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> Being the same property conveyed to The Stephen Nestor Family, L.L.C. by deed from Beneficiaries of the Estate of Ila Gaddes, deceased, being David Scott Gaddes and Cheryl Ann Gaddes (Martz) Dorris, of record as Instrument No. 20070607-0068443, Register's Office for Davidson County, Tennessee.
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> Being also the same property conveyed to Stephen Nestor by quitclaim deed of record in Instrument No. 20080215-0015261, said Register's Office.

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

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Belle Meade Title & Escrow, Trustee for The 668 Old Hickory Boulevard Trust, 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 real property being foreclosed was not owner-occupied residential property for purposes of Tenn. Code Ann. §35-5-117(g) and no notice of the right to foreclosure as provided in said Code Section was required to be sent to the owner.

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, undersigned has hereunto set his hand and seal, this 12th day of March, 2013.

David M. Smythe, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Shelley L Orr, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom 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 purpose therein contained.

Witness my hand and official seal at office this 12th day of March, 2013.

Shelley L Orr
Notary Public

SHELLEY L. ORR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: March 3, 2015