Address New Owner(s) as follows:
First Tennessee Bank National Association
6522 Chapman Highway
Knoxville, TN 37920

Send Tax Bills to:
First Tennessee Bank National Association
6522 Chapman Highway
Knoxville, TN 37920

Map Parcel Number:
08114016500

Prepared by:
John A. Medina
Kenney, Solomon & Medina, P.C.
3675 Crestwood Parkway, Suite 300
Duluth, GA 30096

BILL GARRETT, Davidson County
Trans:T20130021951 DEEDTRS
Recvd: 03/18/13 13:57 4 pgs
Fees:23.00 Taxes:118.40
20130318-0026656

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, a Deed of Trust has been heretofore executed by Ryan Clopton and Grady Clopton, III, to Thomas F. Baker, IV, Trustee, dated October 11, 2006, and received for record on October 24, 2006, and filed for record as Instrument No. 20061024-0131883, in the Register's Office of Davidson County, Tennessee; conveying the hereinafter described real estate in trust to secure payment of a Home Equity Line of Credit and said Home Equity Line of Credit being described therein and payable to the order of First Tennessee Bank National Association; and

WHEREAS, by instrument executed by First Tennessee Bank National Association, dated December 18, 2012, and received for record on January 14, 2013, and filed for record as Instrument No. 20130114-0004077, said Register's Office, John A. Medina, a resident of Cumming, Georgia, licensed to practice law in the State of Tennessee, was appointed as Successor Trustee, with all rights, powers and privileges of the original Trustee named in said Deed of Trust; and

WHEREAS, default was made in payment of installments maturing on said Home Equity

Line of Credit and in performance of covenants contained in the Deed of Trust, by reason of which the entire balance owing thereon was declared due and payable, default being made in payment thereof and such default continued until time of sale; and

WHEREAS, by virtue of the power and authority vested in him as such Successor Trustee, under the Deed of Trust of record as Instrument No. 20061024-0131883, aforesaid, at the request of the owner of said note and for the purpose of effecting payment and satisfaction thereof, principal and interest, attorney's fees and costs of sale, John A. Medina, a resident of Cumming, Georgia, licensed to practice law in the State of Tennessee, Successor Trustee, pursuant to the advertisement published in the Nashville Scene, a newspaper published and of general circulation in Davidson County, Tennessee, in its issues of February 14, 2013, February 21, 2013 and February 28, 2013, offered for sale at public outcry to the highest and best bidder for cash at the front steps of the Davidson County Register of Deeds Office in the City of Nashville, Tennessee, in bar of all equities of redemption, statutory right of redemption, homestead, dower, and all other rights or exemptions of every kind, and sold on March 8, 2013, at 1:00 o'clock p.m. at public outcry, the hereinafter described real estate; at which sale First Tennessee Bank National Association, being the highest and best bidder at and for the sum of $32,000.00 Dollars, became the purchaser thereof.

NOW, THEREFORE, JOHN A. MEDINA, SUCCESSOR TRUSTEE, a resident of Cumming, Georgia, licensed to practice law in the State of Tennessee, exercising the power and authority vested in him and in bar of all equities of redemption, statutory right of redemption, homestead, dower and all other rights or exemptions of every kind, does hereby sell, transfer and convey unto First Tennessee Bank National Association the following described real estate located in the County of Davidson, Tennessee:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LOT 10, OF FIST PARK, AS SHOWN ON PLAT OF RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PREMISES CONVEYED TO THE GRANTOR(S) BY DEED RECORDED 10/02/2002 IN INSTRUMENT NO. 200210020119661.

PROPERTY ADDRESS: 2407 UNDERWOOD ST

PARCEL ID: 081-14-0-165-00

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

TO HAVE AND TO HOLD the same described real estate unto First Tennessee Bank National Association its successors and assigns, forever in fee simple.

Said Deed of Trust, Security Agreement and Assignment of Leases and Rent recites title as unencumbered, but sale was advertised and made as Trustee only, without covenants of seisin or warranties of title, SUBJECT to any unpaid taxes and assessments owing on said property and subject to such prior encumbrances, easements, leases, objections, conditions, restrictions, out-conveyances, Ad Valorem taxes (current and delinquent) and priority tax liens (if any) as may appear of record this conveyance is made accordingly.

WITNESS my hand on this the 8th day of March, 2013.

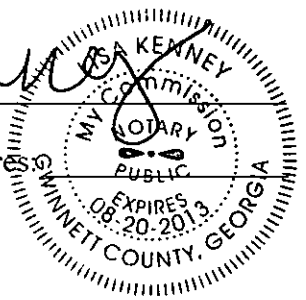
JOHN A. MEDINA
Successor Trustee

STATE OF GEORGIA
COUNTY OF GWINNETT

On this the 8th day of March, 2013, before me personally appeared JOHN A. MEDINA to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of himself as successor trustee, acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal.

Notary Public
My Commission Expires:



STATE OF GEORGIA
COUNTY OF GWINNETT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $32,000.00, 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 this the 8th day of March, 2013.

Notary Public
My Commission Expires:

