BILL GARRETT, Davidson County
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20130401-0031285

FILE NO.: 13-00817

THIS INSTRUMENT PREPARED BY AND RETURN TO:
BROCK & SCOTT, PLLC
277 MALLORY STATION ROAD
SUITE 115
FRANKLIN, TN 37067

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, John Lee Bozeman and Denise M. Bozeman conveyed to T. Michael Logan as Trustee for the benefit of SunTrust Bank, Nashville, N.A., the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated April 30, 1997 and recorded on May 5, 1997 in Book 10442 at Page 609 in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **SunTrust Bank**; and

WHEREAS, SunTrust Bank, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20130227-0019646 in the Office of the Register of Deeds of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, pursuant to Tenn. Code Ann. § 35-5-117 not less than sixty (60) days prior to the first publication required by § 35-5-101, the Notice of Right to Foreclose was properly sent, if so required; and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson Courthouse on March 26, 2013 at 12:00PM to the highest and best bidder for cash, at which sale SunTrust Bank, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $36,800.75; and

If the original sale date was postponed, such sale was postponed in accordance with the provisions of Tenn. Code Ann. 35-5-101(f), and all announcements and notifications were made as required therein.

WHEREAS, the holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of

the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of the payment by SunTrust Bank as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto SunTrust Bank, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being all of Lot 8, the northerly 2 feet of Lot No. 7 and the southerly 10 feet front and 60 feet rear of Lot No. 9 of Block "G" on the revised Map of Rainbow Terrace Subdivision, of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee, and described according to a survey thereof made by T. R. Sanford, Surveyor, August 6, 1962, as follows:

Beginning at a point in the southeasterly margin of Lanier Drive, 2 feet southerly from the corner of Lots 7 and 8; thence southeasterly parallel to said line, 154.8 feet to a point; thence northeasterly 112 feet to a point; thence northwesterly 171.8 feet to the margin of Lanier Drive; thence with the margin of the same, southwesterly around a slight curve, 62 feet to the point of beginning.

Being the same property conveyed to grantors by deed of even date being recorded simultaneously herewith.

Property commonly known as: 249 Lanier Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said SunTrust Bank, its/his/her successors and assigns forever, to whom the said, Brock & Scott, PLLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

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IN TESTIMONY WHEREOF, **Attorney Nick Adler** of Substitute Trustee, has hereunto set his hand, this 28th day of March, 2013.

Brock & Scott, PLLC

By: _____

Brock & Scott, PLLC
Substitute Trustee
277 Mallory Station Road
Suite 115
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in the State and County aforementioned personally appeared Nick Adler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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

Notary Public

My Commission Expires: 11-4-2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $36,800.75, 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 28th day of March, 2013

Notary Public

My Commission Expires: 11-4-2013

SHAWN S. MATHIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

Brock & Scott File No.: 13-00817
Property Address: 249 Lanier Drive, Madison, TN 37115
Tax Parcel I.D. No.: 0431 4011000
Property Owner and Tax Notices:
SunTrust Bank
P.O. Box 27767
Richmond, VA 23261