BILL GARRETT, Davidson County
Trans:T20130060615 DEEDTRS
Recvd: 07/16/13 15:15 3 pgs
Fees:18.00 Taxes:97.13
20130716-0073580

THIS INSTRUMENT PREPARED BY:
R. N. "BO" TAYLOR, Esq.
TAYLOR & SCHECHTER, P.C.
305 Fourteenth Avenue, North
Nashville, Tennessee 37203-3416
(615) 859-0060

Based on information provided by the parties.

SUBSTITUTE TRUSTEES DEED

Address of New Owner	**Send Tax Bills to:**	**Map and Parcel No.**
H. Vern Aaseby	Same	Map & Parcel 063-08-0-043.00
18 Navajo Trail		
Naples, FL 34113		

WHEREAS, on , May 26, 2000 Nina Kirby, Blanche E. Roland and Mary E. Williams executed a certain Deed of Trust conveying the property therein described to Kevin T. Clayton, Trustee, to secure said indebtedness therein described to CMH Homes, Inc. d/b/a Luv Homes of record as Instrument Number 20000530-0053252, Registers Office for Davidson County, Tennessee. Said Deed of Trust having been assigned to Vanderbilt Mortgage and Finance, Inc., of record as Instrument Number 20130515-0049086 , Register's Office for Davidson County, Tennessee.

WHEREAS, by Appointment of Substitute Trustee of record as Instrument Number 20130515-0049087, said Register's Office, VANDERBILT MORTGAGE AND FINANCE, INC., by virtue of its authority set forth in the aforesaid Deed of Trust, did appoint R.N. "BO" TAYLOR, Substitute Trustee, with all the title, power and duties conferred upon the Trustee by said Deed of Trust, and

WHEREAS, default having been made in the payment of the indebtedness secured by such Deed of Trust, the undersigned, R. N. "BO" TAYLOR, Substitute Trustee, at the request of the holder of the indebtedness and under and by virtue of the powers vested in me as Substitute Trustee, by such Deed of Trust, advertised such real property as required by law under the terms of such Deed of Trust on June 14, 2013, June 21, 2013 and June 28,2013 in The Davidson Am a newspaper published in Davidson County, Tennessee for sale for cash, and in bar of all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the property, all of which were expressly waived in said Deed of Trust, for the purpose of paying such indebtedness.

WHEREAS, pursuant to such advertisement, on July 11, 2013 at 12:00 NOON at the front door of the Register of Deeds Office, Nashville Tennessee, the undersigned, R. N. "BO" TAYLOR, Substitute Trustee, offered for sale at public outcry to the highest bidder the real property described below, for cash, and in bar of all right of homestead, equity of redemption, statutory right of redemption and all other rights

and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the property, all of which were expressly waived in said Deed of Trust, and at such sale, H. Vern Aaseby being the highest bidder became the purchaser of such property for a price of $26,251.00.

NOW THEREFORE, in consideration of the premises, the payment of the aforesaid purchase price and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the undersigned R. N. "BO" TAYLOR, Substitute Trustee, hereby sell, grant and convey to said Buyer all right, title and interest which I, as said Trustee can or should convey, particularly including all warranties of title made by the Grantors to or for the benefit of the Trustee or his/her successors within the said Deed of Trust; and I will warrant and defend to said Buyer title to said property against any claims by anyone claiming by, through, or under, but not further or otherwise, the following described real estate:

> A certain tract or parcel of land situated in Davidson County, Tennessee, described as follows to-wit:
> Being Lots 5 and 7 Of the Plan of Hadley Bend City of record in Plat Book 421, Page 120, Register's Office foe Davidson County, Tennessee to which plan reference is made for a more complete and accurate description.
> Being the same property conveyed to Nina Kirby from Bessie Sharpe of record in Book 11493, Page 252, Register's Office for Davidson County, Tennessee.
> Further being described as the same property conveyed to Nina R. Kirby, an unmarried woman and Mary E. Williams, an unmarried woman, as joint tenants with right of survivorship by Quit Claim from Nina R. Kirby, an unmarried woman of record as Instrument Number 20080220-0016368, Register's Office for Davidson County, Tennessee.
> Assessor's Office Information: Map & Parcel 063-08-0-043.00
> The Property address is believed to be 4002 University Avenue Nashville, TN
> In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control.

This property includes a 1999 Mobile Home VIN Number CS2802219TNAB which was purchased under an installment contract-security agreement which evidences the deed of trust and which will stay with the land. The sale of this property is pursuant to Section 9-604 of the Uniform Commercial Code and Tennessee Code Annotated.

SAID PROPERTY is conveyed subject to any and all unpaid taxes, restrictions, easements and building setback lines, and to any prior or superior liens or judgments.

IN WITNESS WHEREOF, the undersigned has executed this Deed as of the 11th day of July, 2013.

R.N. "Bo" Taylor
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned of said county, R. N. "BO" TAYLOR, Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for he purposes therein contained.

Witness my hand, at office, this 11th day of July, 2013.

My commission expires: 7/6/15

NOTARY PUBLIC



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $26,251.00.

AFFIANT

Subscribed and sworn to before me this the 11th day of July, 2013,

My commission expires: 7/6/15

NOTARY PUBLIC

