BILL GARRETT, Davidson County
Trans:T20130063227 DEEDTRS
Recvd: 07/24/13 15:57 3 pgs
Fees:18.00 Taxes:166.50
20130724-0076769

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of 11 April 2005, CHRISTOPHER L. MCCOY and MELISSA CUNNINGHAM executed a certain Trust Deed to Lawrence Vogan, Atty, Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for The Lending Group, Inc. ("TLG"), for the purpose of securing the debt and obligations therein described, which Trust Deed is recorded as Instrument No. 20050425-0045716, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, the Trust Deed, debt and obligations were assigned by TLG to HSBC Mortgage Serices, Inc., by instrument recorded in said Register's Office as Instrument No. 20120727-0066066; and

WHEREAS, HSBC Mortgage Services, Inc., the holder and owner of the debt and obligations secured by said Trust Deed, having for reasons satisfactory to itself, under the provisions of said Trust Deed, by instrument recorded in said Register's Office as Instrument No. 20130604-0056067, named and appointed the undersigned as Trustee in the place and stead of Lawrence Vogan, Atty; and

WHEREAS, default was made in the payment of the debt and obligations secured by said Trust Deed and the undersigned, as Substitute Trustee, was requested to advertise and sell the property conveyed by said Trust Deed in compliance with the provisions thereof; and

WHEREAS, the undersigned, as Substitute Trustee, did, in compliance with the provisions of said Trust Deed, advertise for sale the property conveyed by same, the advertisement of sale having been published in The Tennessee Tribune/West Tennessee Examiner, a newspaper published and/or distributed in Davidson County, Tennessee in the issues of 27 June, 4, 11 July 2013 of said newspaper, said sale having been advertised for Thursday, 18 July 2013, commencing at 12:00 o'clock noon outside the door of the Register of Deed's Office, 501 Broadway, Nashville, Tennessee, at the Northwest entry of the Sommet Center at which time and place the property was offered for sale and sold; and

WHEREAS, the highest and best bid for said property was then and there made by HSBC Mortgage Services, Inc., to-wit: a bid of Forty-Five Thousand and NO/100 Dollars ($45,000.00) for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, Richard J. Myers, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey to the said HSBC Mortgage Services, Inc., the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 26, BLOCK "G" ON THE REVISED PLAN OF POWER & ROTH'S MADISON PARK SUBDIVISION OF RECORD IN BOOK 843, PAGE 7, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 26 FRONTS 50 FEET ON THE NORTH MARGIN OF ROBINWOOD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO A LINE IN THE REAR WHICH MEASURES 50 FEET THEREON. BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER L. MCCOY, AN UNMARRIED MAN, BY DEED FROM REBECCA LORETA CULWELL HUGHES, MARRIED AND HUSBAND, MICHAEL S. HUGHES, DATED 07/30/01, OF RECORD IN INSTRUMENT NO. 20010802-0082364, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN. 235 ROBINWOOD AVENUE, MADISON, TN 37115 FURTHER BEING CONVEYED TO CHRISTOPHER L. MCCOY, AN UNMARRIED MAN, MELISSA CUNNINGHAM, AN UNMARRIED WOMAN BY DEED DATED 4/11/05 OF RECORD IN INSTRUMENT # 20050425-0045715

Property Address: 235 Robinwood Avenue, Madison, TN 37115

PREPARED BY AND RETURN TO:
Richard J. Myers, Esq
APPERSON CRUMP PLC
6070 Poplar Avenue, Sixth Floor
Memphis, TN 38119
(901) 756-6300

TO HAVE AND TO HOLD, unto the said HSBC Mortgage Services, Inc., its successors and assigns, in fee simple forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, but warrants the same against the lawful claims of all persons claiming by, through, and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above-described Trust Deed, and not further or otherwise.

This sale is made subject to any and all outstanding unpaid real property taxes upon the property as of the date of the Substitute Trustee's sale described herein, and any and all other prior restrictions, encumbrances, or liens of any nature.

The proceeds of this sale, the receipt of which the undersigned Substitute Trustee hereby acknowledges, have been applied as follows:

TOTAL BID		$45,000.00
Expenses:		
Recording Substitution of Trustee	12.00	
Title Work	245.00	
Advertising Expenses	470.00	
Recording Substitute Trustee's Deed	184.50	
Attorney Fee and Costs	1,020.00	
TOTAL EXPENSES		1,931.50
BALANCE APPLIED TO THE MORTGAGE INDEBTEDNESS		$43,068.50

WITNESS, the signature of the undersigned, Richard J. Myers, Substitute Trustee, this 19th day of July, 2013.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this the 19th day of July, 2013, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Richard J. Myers, Substitute Trustee, to me known to be the person described, and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

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

Tangela Pearson
Notary Public

My Commission Expires:
11-8-14

TANGELA PEARSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 11-08-2014

PROPERTY ADDRESS:

235 Robinwood Avenue
Madison, TN 37115

SEND TAX BILLS TO:
Responsible Taxpayer
HSBC Mortgage Services, Inc.
636 Grand Regency Blvd.
Brandon, FL 33510

Owner/Grantee: **HSBC Mortgage Services, Inc.**
636 Grand Regency Blvd.
Brandon, FL 33510

Tax Parcel No.: 052-01-182.00

I, Richard J. Myers, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $45,000.00, 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 this 19th day of July, 2013.

Notary Public

My Commission Expires: 11-8-14

TANGELA PEARSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 11-08-2014