THIS INSTRUMENT PREPARED BY:
India Samuels
Shapiro & Kirsch, LLP
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Memphis, TN 38117
(901)767-5566

S&K:13-049002

BILL GARRETT, Davidson County
Trans:T20130077881 DEEDTRS
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20130909-0094925

SUBSTITUTE TRUSTEES DEED

WHEREAS, by Deed of Trust dated October 30, 2007, recorded in Instrument No. 20071101-0128578, in the Register's Office of Davidson County, Tennessee, Miriam Hebb conveyed to R. McClintock, IV, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument Number 20130813-0084894, in the Registers Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the holder requested said Substitute Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice.

WHEREAS, in pursuance of said request, the said property was by the Substitute Trustee, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on July 16, 2013 at 10:00 AM, at which time it was announced the sale adjournment to be held on August 27, 2013, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 10:00 AM; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Regal Homes, whose address is 290 Ed Harris Rd, Ashland City, TN 37015, at and for the sum of $48,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Regal Homes, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Regal Homes the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Regal Homes, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

> All that certain parcel/unit of land in Davidson County, Tennessee, State of TN, as more fully described in Book 9995, Page 673 ID# 82.03-105, being known and designated as Lot No. 141 Plan of Sharpe and Homs Subdivision of the Lindsey property. File in Book 161, Page 53.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20071101010128578, in the Registers Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20071101-0128578, in the Registers Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded in Book 9995, Page 673, in the Registers Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Regal Homes, its

successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP, Substitute Trustee, has hereunto set its hand and seal this 3rd day of September, 2013.

Shapiro & Kirsch, LLP

By _____

Authorized Signatory

Michael A. Dennie

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 3rd day of September, 2013, before me, a Notary Public, in and for said State and County, personally appeared Michael A. Dennie, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of Shapiro & Kirsch, LLP, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

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

JAMIE LANGSTON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

MY COMMISSION EXPIRES
JANUARY 05, 2015

My commission expires: _____ Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $48,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Steve Regle

Subscribed and sworn to before me on the date written above.

GLENDA J. SANDLIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires NOV 2, 2013

Nov 2, 2013
My commission expires: _____ Notary Public

PROPERTY ADDRESS: 1114 North 2nd Street, Nashville, Tennessee 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Regal [redacted] Homes
290 Ed Harris Rd, Ashland City, TN 37015

S&K File #13-049002 / KCC
Map & Parcel -08203010500

RETURN TO:

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

COST OF PUBLICATION

First Insertion
Second Insertion
Third Insertion _____
Total

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **July 16, 2013 at 10:00 AM local time,** at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, conducted by Shapiro & Kirsch, LLP Substitute Trustee, pursuant to Deed of Trust executed by Miriam Hebb, to R. McClintock, IV, Trustee, on October 30, 2007 at Instrument No. 20071101-0126578; all of record in the Davidson County Register's Office.

Party entitled to enforce security interest: CitiFinancial Services, Inc.

The following real estate located in Davidson County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

All that certain parcel/unit of land in Davidson County, Tennessee, State of TN, as more fully described in Book 9995, Page 673 ID# 82-03-105, being known and designated as Lot No. 141 Plan of Sharpe and Horns Subdivision of the Lindsey property, File in Book 161, Page 53.

Street Address: 1114 North 2nd Street, Nashville, Tennessee 37207

Parcel Number: 08203010500

Current Owner(s) of Property: Miriam Hebb and Sammie L. Northern, as joint tenants, with right of survivorship

The street address of the above described property is believed to be 1114 North 2nd Street, Nashville, Tennessee 37207, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description referenced herein shall control.

SALE IS SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

If the highest bidder cannot pay the bid within twenty-four (24) hours of the sale, the next highest bidder, at their highest bid, will be deemed the successful bidder.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded at any time.

Shapiro & Kirsch, LLP Substitute Trustee
www.kirschattorneys.com
Law Office of Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
Phone (901)767-5566
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File No. 13-049002
June 14, 21, 28, 2013 Fil19080

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER, the Publisher of the NASHVILLE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham, Dixon, Wilson, Robertson, Rutherford, Sumner and Montgomery counties in Tennessee, states that the hereto attached publication appeared in the NASHVILLE LEDGER on the following dates:

June 14, 2013
June 21, 2013
June 28, 2013

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this **28th** day of **July 2013,** this instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Catron Kerr** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

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