THIS INSTRUMENT PREPARED BY:
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Memphis, TN 38117
(901)767-5566

S&K:11-022963

BILL GARRETT, Davidson County
Trans:T20130090263 DEEDTRS
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20131021-0109497

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 3, 2006, recorded in Instrument No. 20060501-0049544, in the Register's Office of Davidson County, Tennessee, Krishna Panjeti and Rekha Panjeti, married conveyed to David Dickson, 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 20130926-0101140, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and Notice of the Right to Foreclose has been timely given in compliance with Tennessee Code Annotated §35-5-117.

WHEREAS, 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 October 18, 2012 at 10:00 AM, at which time it was announced the sale adjournment to be held on November 20, 2012 at 10:00 AM, at which time it was announced the sale was further adjourned to be held on January 8, 2013 at 10:00 AM, at which time it was announced the sale was further adjourned to be held on February 12, 2013 at 10:00 AM, at which time it was announced the sale was further adjourned to be held on March 12, 2013 at 10:00 AM, at which time it was announced the sale was further adjourned to be held on April 16, 2013 at 10:00 AM, at which time it was announced the sale was further adjourned to be held on May 21, 2013 at 10:00 AM, at which time it was announced the sale was further adjourned to be held on June 25, 2013 at 10:00 AM, at which time it was announced the sale was further adjourned to be held on July 30, 2013 at 10:00 AM, at which time it was announced the sale was further adjourned to be held on October 1, 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 Today's Real Estate, whose address is 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067, at and for the sum of $176,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Today's Real Estate, 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 Today's Real Estate 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 Today's Real Estate, 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:

The following described property located in Davidson County, Tennessee, to wit:

Lot Number 293, Section H on the Plan of Horton Heights, as of record in Book 3600, page 100, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Subject to purpetual easement of record at 8595/286 in Register's Office of Davidson County, Tennessee.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060501-0049544, in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20060501-0049544, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded in Instrument number 200009060087906, in the Register's 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.

SALE IS SUBJECT TO ANY INTEREST THAT MAY EXIST IN UNRELEASED DEED OF TRUST OF RECORD AT INSTRUMENT NUMBER 200208140098128, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 Today's Real Estate, 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 7 day of October, 2013.

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 7th day of October 2013, before me, a Notary Public, in and for said State and County, personally appeared Phillip Brooks, 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.

MY COMMISSION EXPIRES
JANUARY 05, 2015

My commission expires:

Notary Public

HILARY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

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 $176,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kim LaBoone
Affiant

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

My commission expires:

Notary Public

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05/17/2015

PROPERTY ADDRESS: 6441 Fleetwood Drive, Nashville, Tennessee 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Today's Real Estate
342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

S&K File #11-022963 / WEQ
Map & Parcel -103 05 0 063.00

RETURN TO:
Today's Real Estate
Attn: Bryan Spicer
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

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