THIS INSTRUMENT PREPARED BY:
RCO Legal, P.S.
1587 Northeast Expressway
Atlanta, GA 30329
770-234-9181

RETURN TO:
James Roberts
201 Thompson Lane #200
Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20130092836 DEEDTRS
Recvd: 10/30/13 10:13 2 pgs
Fees:13.00 Taxes:518.00
20131030-0112602

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 6, 2002, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20020312-0030945 ("Deed of Trust"), Steven H. Thompson conveyed to T. Michael Logan, as Trustee, in the amount of $113,200 payable to SunTrust Bank the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Fannie Mae ("Federal National Mortgage Association"), being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20130816-0086296 in the Register's Office of Davidson County, Tennessee; 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 the right to foreclose was properly sent, if so required; 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 Note and Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 8/9/2013,8/16/2013,8/23/2013, in Nashville Ledger, by which advertisement the sale was held on September 5, 2013, at the corner 6th & Broadway at Bridgestone Arena of the Davidson County, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, Carolyn Pearl, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale James Roberts, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $104,000.00; and

WHEREAS, the holder of said debt for which the 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;

NOW, THEREFORE, in consideration of the premises and of the payment by James Roberts as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Priority Trustee Services of TN, LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto the **James Roberts**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee being Lot No. 58 on the Plan of Creekside Heights Subdivision, of record in Book 2663, Page 115, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Steven H. Thompson by deed from Mercer-Smith Properties, a partnership composed of Don G. Mercer and Michael S. Smith of record in Instrument No. 20000911-0089818, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument Number 20000911-0089818 in the Register's Office of Davidson County, Tennessee.

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

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 **James Roberts**, its successors and assigns forever, to whom the said, Priority Trustee Services of TN, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Priority Trustee Services of TN, LLC, Substitute Trustee, has hereunto set his hand, this 5th day of September, 2013.

Priority Trustee Services of TN, LLC
Substitute Trustee
By: Carolee Berasi
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF FULTON

On this 5th day of September, 2013, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Carolee Berasi, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Assistant Vice President of Priority Trustee Services of TN, LLC, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

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

Mary C. Nesby
Notary Public

My Commission Expires: 3/30/2017

MARY C NESBY
NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 30, 2017
DEKALB COUNTY, GEORGIA

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STATE OF GEORGIA
COUNTY OF FULTON

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $140,000.00, 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 ON THIS 5th day of September, 2013.

Mary C. Nesby
Notary Public

My Commission Expires: 3/30/2017

File No. 1562313
Property Address: 2018 Lebanon Pike, Nashville, TN 37210
Tax Parcel ID No.: 095-05-0-100.00

Mail Tax Notices To and Property Owner:
James Roberts
201 Thompson Lane #200
Nashville, TN 37211
615-207-9884

MARY C NESBY
NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 30, 2017
DEKALB COUNTY, GEORGIA