THIS INSTRUMENT PREPARED BY: Larry D. Craig, Attorney, 305 Fourteenth Avenue, North, Nashville, Tennessee 37203

SUBSTITUTE TRUSTEE'S DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Gregory A. Heard 2701 Cruzen Street Nashville, Tennessee 37211	Same	Map 119-13-0 Parcel 016.00

WHEREAS, Ricky A. Scarborough, single, unmarried, by deed of trust (the "Deed of Trust") dated November 20, 2006, transferred and conveyed to Hugh M. Queener, Trustee, the property described in Exhibit A hereto (the "Property"), the Deed of Trust being of record in Instrument No. 20061122-0144944, Register's Office for Davidson County, Tennessee, said Deed of Trust having been assigned by instrument of record in Instrument No. 20130918-0098374, said Register's Office; and

WHEREAS, a Substitute Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, the Appointment of Substitute Trustee being of record in Instrument No. 20130923-0099539, said Register's Office; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, as published in the Davidson A.M. newspaper on October 4, 2013, October 11, 2013 and October 18, 2013, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve (12:00 p.m.), o'clock, noon, on October 30, 2013, at the front door of the Bridgestone Arena, 501 Broadway, at the entrance to the Register of Deeds, in Nashville, Davidson County, Tennessee, when and where Gregory A. Heard ("Grantee"), became the last and highest bidder for cash at the price of Thirty Thousand ($30,000.00) Dollars.

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Larry D. Craig, Substitute Trustee, hereby conveys the Property to the Grantee, Gregory A. Heard, and the Grantee's successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

Larry D. Craig, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

BILL GARRETT, Davidson County
Trans:T20130092931 DEEDTRS
Recvd: 10/30/13 12:09 3 pgs
Fees:18.00 Taxes:111.00
20131030-0112704

Dated this 30th day of October, 2013.

LARRY D. CRAIG, as Substitute Trustee, and not otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Larry D. Craig, Substitute Trustee, 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 the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of October, 2013.

NOTARY PUBLIC

JULIE MOGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 03-07-17

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $30,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of October, 2013.

NOTARY PUBLIC

My Commission Expires: 03-07-17

JULIE MOGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

LAND in Davidson County, Tennessee, BEING Lot No. 59, on the Addition to and a Revision of Lot Nos. 93, 94, 95, 96 and 97 on the Plan of H.B. McNabb Subdivision, of record in Book 1130, Page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ricky A. Scarborough by deed of record in Instrument No. 20061122-0144943, Register's Office for Davidson County, Tennessee.

This is improved property having an address of 3017 Harlin Drive, Nashville, Tennessee 37211.

Map 119-13-0, Parcel 016.00