107 Due West Avenue, Madison, Tennessee
This Instrument Prepared By:

David M. Smythe
SMYTHE & HUFF
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144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

BILL GARRETT, Davidson County
Trans:T20130097932 DEEDTRS
Recvd: 11/18/13 14:04 3 pgs
Fees:18.00 Taxes:1405.45
20131118-0118818

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
LMIW II c/o Regions Bank Asset Mgmt – Mail Code: ALBH10902B 1900 4th Avenue, North, RC-9th Floor Birmingham, AL 35203	Same	Map No. 051-08-0 Parcel No. 129.00

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $379,852.00.

Affiant

Subscribed and sworn to before me, this 18th day of November, 2013.

Notary Public

My Commission Expires: March 3 2015

SHELEY L. ORR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WHEREAS, by Deed of Trust dated September 22, 2006 of record in Instrument No. 20061004-0123105, Register's office for Davidson County, Tennessee, Scotty Graves and Jolene Graves, conveyed to FMLS, Inc., Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument of record in Instrument No. 20121005-0091545, said Register's office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust and such ad appeared in The Tennessean / Davidson A.M. Edition on September 13, 2013, September 20, 2013 and September 27, 2013; and

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 7th day of October 2013, at 10:00 o'clock a.m. at the South front door of the Davidson County Courthouse, James Robertson Parkway, Nashville, Tennessee; and

WHEREAS, the foreclosure of the property was postponed by announcement on two (2) different occasions and the first announced postponed sale was on Monday, October 7, 2013 at 10:00 a.m. which postponed the sale until Friday, November 8, 2013, at which time the sale was postponed by announcement for a second time until Friday, November 15, 2013 at 10:00 a.m. and written notice of both sale postponements were provided to owner;

WHEREAS, at the time and place as postponed, the undersigned offered said property for sale on November 15, 2013 at 10:00 a.m. at public outcry to the highest and best bidder for cash at which sale, LMIW II, being the highest and best bidder, became the purchaser of said property at and for the sum of Three Hundred Seventy Nine Thousand Eight Hundred Fifty Two and no/100th Dollars ($379,852.00).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto LMIW II, the following real estate:

> Being Lot Nos. 7 and 8 on the Map of Due West Montague of Tract No. 1, of record in Book 547, Page 115, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 7 fronts 100 feet on the Northerly side of Belle Camp Highway and runs back between lines 214 feet on the Easterly line and 215 feet on the Westerly line, to a dead line in the rear, on which it measures 90 feet.
>
> Said Lot No. 8 fronts 100 feet on the Northerly side of Belle Camp Highway and runs back between lines 215 feet on the Easterly sideline and 217 feet on the Westerly line to the South line of Lot 3, on which it measures 77 feet.
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> As of record in Plat Book 547, Page 115, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Scotty Graves and Jolene Graves, husband and wife, by Deed of record in Instrument No. 20061004-0123104, Register's Office for Davidson County, Tennessee and also being the same property conveyed to Scotty Graves by QuitClaim Deed from Jolene Mitchell Graves of record in Instrument No. 20100923-0075858, said Register's Office.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in hand and free from the statutory right of redemption, homestead, elective share and all other exemptions of every kind in the property in the Makers of said Deed of Trust and all persons claiming through and under said Makers.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto LMIW II, its successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Register's Office. This conveyance is subject to such priority tax liens and prior encumbrances as may

appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The real property being foreclosed was not owner-occupied residential property for purposes of former Tenn. Code Ann. §35-5-117(g) and no notice of the right to foreclosure was required to be sent to the owner in compliance with this former Statute.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 18th day of November, 2013.

David M. Smythe, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Shelley L. Orr, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who 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 office this 18th day of November, 2013.

Notary Public

SHELLEY L. ORR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

March 3 2015