216.50

BILL GARRETT, Davidson County
Trans:T20130106644 DEEDTRS
Recvd: 12/23/13 14:56 2 pgs
Fees:13.00 Taxes:203.50
20131223-0129494

SUBSTITUTE TRUSTEE'S DEED

State of Tennessee }
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is $55,000.00

Affiant

Sworn to and subscribed before me this 18 day of December, 2013

NOTARY PUBLIC

My Commission expires 2014

This instrument prepared by:

Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

ADDRESS-NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Mid-State Lenders, Inc	Same	Map 09315030700
P.O. Box 2171		Parcel
Hendersonville, TN 37077		

WHEREAS, on the 18th day of July, 2008, **Frank Beasley and wife, Gwendolyn Beasley** executed a Deed of Trust to **E. Keith Bell, Trustee**, to secure a promissory note of even date to **Mid-State Lenders, Inc.**, in the amount of $96,882.55, as fully set out in said Deed of Trust of record in Instrument No. 20080725-0076457, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said E. Keith Bell is unable to act as Trustee under said Deed of Trust, and I have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record in 20130725-0076884, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Mid-State Lender, Inc., the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property; and

WHEREAS, I. Robert F. Spann, Substitute Trustee, did give notice of the time and place of sale by publication in the Tennessean, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on September 27, 2013, October 4, 2013, and October 11, 20103, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, Robert F. Spann, Substitute Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on December 11, 2013, at 11:00 AM at the main front door of 1312 Sixth Avenue, North, Nashville, TN 37208,; and

WHEREAS, at the sale, Mid-State Lenders, Inc. was the highest and best bidder, the amount of his bid being in the sum of fifty-five thusand and no/100 dollars ($55,000.00); and

NOW THEREFORE, I Robert F. Spann, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of fifty-five thousand and no/100 dollars ($55,000.00), credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto Mid-State Lenders, Inc., hereinafter known as the Grantee, their successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Being Part of Lot No. 6 on the Plan of Paul's Elysian Grove of record in Book 1, page 1356, Chancery Court of Nashville, Tennessee, to which Plan reference is here made for a more complete and detailed description.

Being the southern 32 feet of Lot No. 6 on the Plan of Paul's Elysian Grove Plan of Lots, of record in Book 1, page 134 of the Chancery Court of Nashville, Tennessee.

Said part of Lot No. 6 fronts 32 feet on the westerly side of 2nd Avenue, South, and runs back between parallel lines 135 feet, more or less, to an alley.

This is property known as 1015 2nd Avenue, South, Nashville, TN 37210

This conveyance is made subject to all restrictions of record, unpaid taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate title, and interest thereto belonging to the said Grantee, his successors and assigns, forever.

I, Robert F. Spann, Substitute Trustee, under the Deed of Trust of record in Instrument No. 20080725-0076457, Register's Office for Davidson County, Tennessee, do hereby transfer unto the said Grantee, their successors and assigns, all the rights, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I, as Substitute Trustee, under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert F. Spann, Substitute Trustee, has hereunto set his hand, this the 18 day of December, 2013.

ROBERT F. SPANN, SUBSTITUTE TRUSTEE,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State Robert F. Spann, 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 as Trustee, for the purposes therein contained.

WITNESS my hand, at office, this 18 day of December, 2013.

NOTARY PUBLIC

My Commission Expires: 7/7/2014

MAXINE O. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.