SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of 13 February 2006, CARLOS R. PINTO and LUZ PINTO executed a certain Trust Deed to Angela Ford, Trustee for Mortgage Electronic Registration Systems, Inc. as nominee for Calusa Investments, LLC ("CI"), for the purpose of securing the debt and obligations therein described, which Trust Deed is recorded as Instrument No. 20060228-0022633, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, the Trust Deed, debt and obligations were assigned by CI to HSBC Mortgage Services, Inc., by instrument recorded in said Register's Office as Instrument No. 20130731-0079714; and

WHEREAS, HSBC Mortgage Services, Inc., the holder and owner of the debt and obligations secured by said Trust Deed, having for reasons satisfactory to itself, under the provisions of said Trust Deed, by instrument recorded in said Register's Office as Instrument No. 20131018-0109286, named and appointed the undersigned as Trustee in the place and stead of Angela Ford; and

WHEREAS, default was made in the payment of the debt and obligations secured by said Trust Deed and the undersigned, as Substitute Trustee, was requested to advertise and sell the property conveyed by said Trust Deed in compliance with the provisions thereof; and

WHEREAS, the undersigned, as Substitute Trustee, did, in compliance with the provisions of said Trust Deed, advertise for sale the property conveyed by same, the advertisement of sale having been published in The Tennessee Tribune/West Tennessee Examiner, a newspaper published and/or distributed in Davidson County, Tennessee in the issues of 14, 21, 28 November 2013 of said newspaper, said sale having been advertised for Thursday, 5 December 2013, commencing at 12:00 o'clock noon outside the door of the Register of Deed's Office, 501 Broadway, Nashville, Tennessee, at the Northwest entry of the Sommet Center at which time and place the property was offered for sale and sold; and

WHEREAS, the highest and best bid for said property was then and there made by HSBC Mortgage Services, Inc., to-wit: a bid of Sixty-Six Thousand Five Hundred Forty and 03/100 Dollars ($66,540.03) for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, Richard J. Myers, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey to the said HSBC Mortgage Services, Inc., the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF THE NORTH PART OF LOT NO. 1 OF NAWAKWA HILLS ANNEX, AS OF RECORD IN BOOK 843, PAGE 64, REGISTER'S OFFICE FOR SAID COUNTY AND DESCRIBED PARTIALLY ACCORDING TO A COPY OF A SURVEY MADE BY H. GEE, DATED SEPTEMBER 13, 1951, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH MARGIN OF NAWAKWA TRAIL 105.13 FEET FROM A CONCRETE MONUMENT IN THE SOUTH MARGIN OF NAWAKWA TRAIL AS NOW LOCATED, THE SAID MONUMENT BEING LOCATED AT THE BEGINNING OF A CURVE AT THE INTERSECTION OF NAWAKWA TRAIL AND NEELY'S BEND ROAD; THENCE NORTH 66 13 MINUTES EAST 105.0 FEET TO A POINT; THENCE EXTENDING BACK BETWEEN TWO PARALLEL LINES 198.73 FEET TO A DEAD LINE IN THE REAR MEASURING 105.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CARLOS R. PINTO A MARRIED MAN BY DEED FROM BOYCE E. OVERTON AND LINDA C. OVERTON HUSBAND AND WIFE RECORDED 04/03/2001 IN DOCUMENT NO. 200104030032339, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD, unto the said HSBC Mortgage Services, Inc., its successors and

PREPARED BY AND RETURN TO:
Richard J. Myers, Esq
APPERSON CRUMP PLC
6070 Poplar Avenue, Sixth Floor
Memphis, TN 38119
(901) 756-6300

BILL GARRETT, Davidson County
Trans:T20130106681 DEEDTRS
Recvd: 12/23/13 15:51 3 pgs
Fees:18.00 Taxes:246.20
20131223-0129551

assigns, in fee simple forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, but warrants the same against the lawful claims of all persons claiming by, through, and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above-described Trust Deed, and not further or otherwise.

This sale is made subject to any and all outstanding unpaid real property taxes upon the property as of the date of the Substitute Trustee's sale described herein, and any and all other prior restrictions, encumbrances, or liens of any nature.

The proceeds of this sale, the receipt of which the undersigned Substitute Trustee hereby acknowledges, have been applied as follows:

TOTAL BID		$66,540.03
Expenses:		
Recording Substitution of Trustee	12.00	
Title Work	245.00	
Advertising Expenses	500.00	
Recording Substitute Trustee's Deed	264.20	
Unpaid Real Property Taxes	1,040.84	
Attorney Fee and Costs	1,020.00	
TOTAL EXPENSES		3,082.04
BALANCE APPLIED TO THE MORTGAGE INDEBTEDNESS		$63,457.99

WITNESS, the signature of the undersigned, Richard J. Myers, Substitute Trustee, this 17th day of December 2013.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this the 17th day of December 2013, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Richard J. Myers, Substitute Trustee, to me known to be the person described, and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

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

Tangela Pearson
Notary Public

My Commission Expires:
11-8-14

TANGELA PEARSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 11-08-2014

PROPERTY ADDRESS:

637 Nawakwa Trail
Madison, TN 37115

SEND TAX BILLS TO:
Responsible Taxpayer
HSBC Mortgage Services, Inc.
636 Grand Regency Blvd.
Brandon, FL 33510
1-813-571-8620

Grantee: **HSBC Mortgage Services, Inc.**
636 Grand Regency Blvd.
Brandon, FL 33510
1-813-571-8620

Tax Parcel No.:06301001201

I, Richard J. Myers, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $66,540.03, 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 this 17th day of December 2013.

Tangela Pearson
Notary Public

My Commission Expires: 11-8-14

TANGELA PEARSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 11-08-2014