BILL GARRETT, Davidson County
Trans:T20130106886 DEEDTRS
Recvd: 12/26/13 10:39 2 pgs
Fees:13.00 Taxes:474.63
20131226-0129791

THIS INSTRUMENT PREPARED BY:

RCO Legal, P.S.
1587 Northeast Expressway
Atlanta, GA 30329
770-234-9181

RETURN TO:
Priority Trustee Services of TN, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 30, 2012, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20120404-0028589 ("Deed of Trust"), Jesse Lee Lovingood aka Jesse L. Lovingood conveyed to Steven G. Waters, as Trustee, in the amount of $109,647 payable to Mortgage Electronic Registration Systems, Inc. as sole nominee for Franklin American Mortgage Company 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, Franklin American Mortgage Company, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20131126-0121249 in the Register's Office of Davidson County, Tennessee; 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 11/1/2013, 11/8/2013, 11/15/2013, in Nashville Ledger, by which advertisement the sale was held on December 19, 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 Franklin American Mortgage Company, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $128,277.37; and

WHEREAS, to Franklin American Mortgage Company 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 to Franklin American Mortgage Company 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 Franklin American Mortgage Company, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

> Tract or Parcel located in the City of Madison, County of Davidson, State of Tennessee, and described, to wit: westerly 300 feet of Lot 12 Map of the Re-subdivision of Lots 2 to 6 inclusive in the subdivision of Lot Number 27 and part of Lot Number 29 of the Dixie Pure Food Subdivision at Amqui, filed in Book 843, page 66, Register's Office for Davidson County, Tennessee.
>
> Jesse Lee Lovingood and Jesse L. Lovingood being one and the same person.

The last recorded Warranty Deed was filed of record at Instrument Number 20120404-0028588 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 Franklin American Mortgage Company, 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 23rd day of December, 2013.

Priority Trustee Services of TN, LLC
Substitute Trustee
By: Charity Bridgewater
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF FULTON

On this 23rd day of December, 2013, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Charity Bridgewater, 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.

Karen L Hibbets
Notary Public

My Commission Expires: Karen L. Hibbets
Notary Public, State of Georgia
Gwinnett County
My Commission Expires May 4, 2017

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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 $128,277.37, 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 23rd day of December, 2013.

Karen L Hibbets
Notary Public

My Commission Expires: Karen L. Hibbets
Notary Public, State of Georgia
Gwinnett County
My Commission Expires May 4, 2017

File No.: 1904012
Property Address: 1134 Pierce Rd, Madison, TN 37115
Tax Parcel ID No.: 043-02-0-028.00

Mail Tax Notices To and Property Owner:

Cenlar, FSB
425 Phillips Boulevard
Ewing, NJ 08618
877-909-9416