BILL GARRETT, Davidson County
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20140113-0003009

SUBSTITUTE TRUSTEE'S DEED

State of Tennessee)
County of Davidson)

This instrument prepared by:

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

The actual consideration of value, whichever is greater, for this transfer is $40,200.00

Affiant

Sworn to and subscribed before me this 9 day of January, 2014.

NOTARY PUBLIC

My Commission expires 2017

MARINE O. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS-NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Jim A. Attar and		
Hassan Eslami	**Same**	**Map/par 06915000400**
1053 Walnut Bend Lane		
Brentwood, TN 37027		

WHEREAS, on the 18th day of September, 2008, **Marilyn Jackson** executed a Deed of Trust to **Advantage Title and Escrow Company, Trustee**, to secure a promissory note of even date to **Mid State Lenders, Inc**, in the amount of $28,000.00, as fully set out in said Deed of Trust of record in Instrument No. 20080918-0095292, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Advantage Title and Escrow Company 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 Instrument No. 20131107-0115641, 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 Lenders, 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 Installment Deed, 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 December 6th, 13th, and 20th, 2013, 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 January 9, 2014, at 11:30 AM at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at the sale, Jim A. Attar and Hassan Eslami were the highest and best bidders, the amount of his bid being in the sum of forty thousand two hundred and no/100 dollars ($40,200.00); 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 forty thousand two hundred and no/100 dollars ($40,200.00), 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 Jim A. Attar and Hassan Eslami, hereinafter known as the Grantee, their successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 5 opn the Plan of Hydes Ferry Park, Section I, as of record in Plat Book 2330, page 110, Register's Office for Davidson County, Tennessee, to which Plat reference is here made for a more complete and accurate description.
>
> Being the same property conveyed to Marilyn Jackson by Deed for Redemption, of record in Instrument No. 20131120-0119572, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1613 Emerald Drive, Nashville, TN 37218

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 20080918-0095292, 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 9 day of January, 2014.

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 9 day of January, 2014.

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

NOTARY PUBLIC

My Commission Expires 7/16/2014.