THIS INSTRUMENT PREPARED BY:
R. N. "BO" TAYLOR, Esq.
TAYLOR & SCHECHTER, P.C.
305 Fourteenth Avenue, North
Nashville, Tennessee 37203-3416
(615) 859-0060

BILL GARRETT, Davidson County
Trans:T20140014995 DEEDTRS
Recvd: 03/05/14 10:10 3 pgs
Fees:18.00 Taxes:296.00
20140305-0018401

Based on information provided by the parties.

SUBSTITUTE TRUSTEES DEED

Address of New Owner	**Send Tax Bills to:**	**Map and Parcel No.**
GMAT Holdings, GP	Same	Map & Parcel 105-11-0-203.00
650 Wedgewood Avenue		
Nashville, TN 37203		

WHEREAS, on , April 16, 2001 Nicky D. Matthews and wife, Barbara G. Matthews executed a certain Deed of Trust conveying the property therein described to Kevin T. Clayton, Trustee, to secure said indebtedness therein described to CMH Homes, Inc. d/b/a Country Squire Homes of record as Instrument Number 20010418-0038161, Registers Office for Davidson County, Tennessee. Said Deed of Trust having been assigned to Vanderbilt Mortgage and Finance, Inc., of record as Instrument Number 20130507-0045772 , Register's Office for Davidson County, Tennessee.

WHEREAS, by Appointment of Substitute Trustee of record as Instrument Number 20130507-0045771, said Register's Office, VANDERBILT MORTGAGE AND FINANCE, INC., by virtue of its authority set forth in the aforesaid Deed of Trust, did appoint R.N. "BO" TAYLOR, Substitute Trustee, with all the title, power and duties conferred upon the Trustee by said Deed of Trust, and

WHEREAS, default having been made in the payment of the indebtedness secured by such Deed of Trust, the undersigned, R. N. "BO" TAYLOR, Substitute Trustee, at the request of the holder of the indebtedness and under and by virtue of the powers vested in me as Substitute Trustee, by such Deed of Trust, advertised such real property as required by law under the terms of such Deed of Trust on June 14, 2013, June 21, 2013 and June 28,2013 in The Davidson Am a newspaper published in Davidson County, Tennessee for sale for cash, and in bar of all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the property, all of which were expressly waived in said Deed of Trust, for the purpose of paying such indebtedness.

WHEREAS, pursuant to such advertisement, on July 11, 2013 at 12:00 NOON at the front door of the Register of Deeds Office, Nashville Tennessee, the undersigned, R. N. "BO" TAYLOR, Substitute Trustee, offered for sale at public outcry to the highest bidder the real property described below, for cash, and in bar of all right of homestead, equity of redemption, statutory right of redemption and all other rights

and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the property, all of which were expressly waived in said Deed of Trust, and at such sale, GMAT Holdings, GP being the highest bidder became the purchaser of such property for a price of $80,000.00.

NOW THEREFORE, in consideration of the premises, the payment of the aforesaid purchase price and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the undersigned R. N. "BO" TAYLOR, Substitute Trustee, hereby sell, grant and convey to said Buyer all right, title and interest which I, as said Trustee can or should convey, particularly including all warranties of title made by the Grantors to or for the benefit of the Trustee or his/her successors within the said Deed of Trust; and I will warrant and defend to said Buyer title to said property against any claims by anyone claiming by, through, or under, but not further or otherwise, the following described real estate:

> Land in Davidson County, Tennessee, being Lot No. 15 and the North 10 feet of Lot no. 17 on the map of E.T. Dumont's property, as of record in Book 547, Page 127, Register's Office for Davidson County, Tennessee.
> Said Lot and part of said Lot adjoin and front together 60 feet on the East side of Raines Avenue and run back between parallel lines 150 feet to an alley.
> Being the same property conveyed to Nicky D. Matthews and wife, Barbara G. Matthews by Warranty Deed from Nancy Anne Hicks and Jeffrey E. Hicks of record in Book 9436, Page 334, Register's Office for Davidson County, Tennessee.
> Assessor's Office Information: Map & Parcel 105-11-0-203.00
> The Property address is believed to be 156 Rains Avenue Nashville, TN . In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control.

This property includes a Mobile Home VIN Number NO2009399TNAB which was purchased under an installment contract-security agreement which evidences the deed of trust and which will stay with the land. The sale of this property is pursuant to Section 9-604 of the Uniform Commercial Code and Tennessee Code Annotated.

SAID PROPERTY is conveyed subject to any and all unpaid taxes, restrictions, easements and building setback lines, and to any prior or superior liens or judgments.

IN WITNESS WHEREOF, the undersigned has executed this Deed as of the 15th day of July, 2013.

R.N. "Bo" Taylor
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned of said county, R. N. "BO" TAYLOR, Substitute Trustee, the within named bargainor, 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 for he purposes therein contained.

Witness my hand, at office, this 15th day of July, 2013.

NOTARY PUBLIC

MINDY CLAUD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 7/6/18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $80,000.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of July, 2013,

NOTARY PUBLIC

My commission expires: 7/6/15

MINDY CLAUD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY