BILL GARRETT, Davidson County
Trans:T20140016283 DEEDTRS
Recvd: 03/10/14 15:43 3 pgs
Fees:18.00 Taxes:179.82
20140310-0020085

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of 20 December 2004, EDDIE FRANK HURD, III and PAMELA YVONNE ST. JOHN executed a certain Trust Deed to Brent S. Knight, Trustee for Beneficial Tennessee, Inc., for the purpose of securing the debt and obligations therein described, which Trust Deed is recorded as Instrument No. 20041222-0152237, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, Beneficial Tennessee, 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. 20131218-0128020, named and appointed the undersigned as Trustee in the place and stead of Brent S. Knight; 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 7, 14, 21 February 2014 of said newspaper, said sale having been advertised for Friday, 28 February 2014, 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 Beneficial Tennessee, Inc., to-wit: a bid of Forty-Eight Thousand Six Hundred and 00/100 Dollars ($48,600.00) 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 Beneficial Tennessee, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 192 ON THE PLAN OF TREPPARD HEIGHTS, SECTION I, OF RECORD IN PLAT BOOK 2663, PAGES 64 & 65, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED FROM JAMES YARBOROUGH AND HENRY M. WINECOFF (MARTIAL STATUS NOT STATED) TO EDDIE FRANK HURD, III (MARTIAL STATUS NOT STATED) AND PAMELA YVONNE ST. JOHN, UNMARRIED, BY DEED RECORDED 4/16/93, IN BOOK 8918, AT PAGE 212, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. TAX MAP OR PARCEL ID NO.: 59-13- 85.00.

TO HAVE AND TO HOLD, unto the said Beneficial Tennessee, Inc., its successors and 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.

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

PROPERTY ADDRESS:

3912 Tucker Rd.
Nashville, TN 37218

SEND TAX BILLS TO:

Beneficial Tennessee, Inc.
636 Grand Regency Blvd.
Brandon, FL 33510
1-813-571-8620

Grantee: **Beneficial Tennessee, Inc.**
636 Grand Regency Blvd.
Brandon, FL 33510
1-813-571-8620

Tax Parcel No.: 05913008500

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 $48,600.00, 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 7th day of March, 2014.

Notary Public

My Commission Expires: 11-8-14

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

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		$48,600.00
Expenses:		
Recording Substitution of Trustee	12.00	
Title Work	300.00	
Advertising Expenses	420.00	
Recording Substitute Trustee's Deed	197.82	
Unpaid Real Property Taxes	3,041.96	
Attorney Fee and Costs	1,020.00	
TOTAL EXPENSES		4,991.78
BALANCE APPLIED TO THE MORTGAGE INDEBTEDNESS		$43,608.22

WITNESS, the signature of the undersigned, Richard J. Myers, Substitute Trustee, this 7th day of March, 2014.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this the 7th day of March, 2014 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