BILL GARRETT, Davidson County
Trans:T20140016374 DEEDTRS
Recvd: 03/11/14 10:06 3 pgs
Fees:18.00 Taxes:347.11
20140311-0020218

FILE NO.: 13-23777

THIS INSTRUMENT PREPARED BY AND RETURN TO:
BROCK & SCOTT, PLLC
277 MALLORY STATION ROAD
SUITE 115
FRANKLIN, TN 37067

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Collotta Johnson conveyed to Bicentennial Title & Escrow as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for EquiFirst Corporation, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated December 26, 2003 and recorded on January 5, 2004 in Instrument No. 20040105-0001379 and rerecorded/modified/corrected on June 23, 2004 in Instrument No. 20040623-0074530 in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Graphus Real Estate, LLC**; and

WHEREAS, Graphus Real Estate, LLC, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument/Book No 20140225-0015930 in the Office of the Register of Deeds 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 Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, 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, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson Courthouse on March 4, 2014 at 10:00AM to the highest and best bidder for cash, at which sale Graphus Real Estate, LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $93,813.45; and

WHEREAS, Graphus Real Estate, LLC has 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; and

NOW, THEREFORE, in consideration of the premises and of payment by Graphus Real Estate, LLC as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Graphus Real Estate, LLC, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 12 of Block No. 1, as shown on the map entitled Hefferman Place, of record in Plat Book 1610, Page(s) 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Collotta Johnson, by deed of record in Book 8193, Page 582, said Register's Office.

Property commonly known as: 2427 Meharry Boulevard, Nashville, TN 37208.

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 Graphus Real Estate, LLC, its/his/her successors and assigns forever, to whom the said, Brock & Scott, PLLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN TESTIMONY WHEREOF, **Attorney January Taylor** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 7th day of March, 2014.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
January Taylor
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared January Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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

Notary Public

TOMIKA D CROMER MY COMMISSION EXPIRES OCT. 30 2016 DEKALB CO., GEORGIA NOTARY PUBLIC

My Commission Expires: 10/30/2016

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $93,813.45, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

January Taylor

Subscribed and sworn to before me on this 7th day of March, 2014.

Notary Public

TOMIKA D CROMER MY COMMISSION EXPIRES OCT. 30 2016 DEKALB CO., GEORGIA NOTARY PUBLIC

My Commission Expires: 10/30/2016

Brock & Scott File No.: 13-23777
Property Address: 2427 Meharry Boulevard, Nashville, TN 37208
Tax Parcel I.D. No.: 092 02 0 368.00
Property Owner and Tax Notices:
Graphus Real Estate, LLC
c/o Coastal Angels Fund III, LLC
7040 Avenida Encinas 104 #134
Carlsbad, CA 92011