PREPARED BY AND RETURN TO:
India Samuels
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566
Fax (901)761-5690

Davidson County DEEDTRS
Recvd: 04/14/14 09:36 3 pgs
Fees:18.00 Taxes:148.00
20140414-0030843

S&K:13-055228

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 14, 1999, recorded in Book 11711, Page 229, in the Register's Office of Davidson County, Tennessee, Mary Alice McClure, a widow conveyed to John B. Philip, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument Number 20140108-0002103, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request the property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in the Nashville Ledger, such advertisement appearing in said newspaper on February 28, 2014, March 7, 2014, and March 14, 2014, by which advertisement the sale was appointed to be held on April 3, 2014, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 10:00 AM; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center (DMDC) website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, *et seq.*; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Alliance Realty Capital, LLC, whose address is SN Servicing Corporation, 323 5th Street, Eureka, California 95501, at and for the sum of $40,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Alliance Realty Capital, LLC the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Alliance Realty Capital, LLC, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit;

Land in Davidson County, Tennessee, being Lot No. 16 on the Revised Plan of Fisk Park, of record in Book 2331, page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 50 feet on the west side of underwood Street and runs back between lines 124.2 feet on the north line and 124.4 feet on the south line to the east right of way of the Tennessee Central Railroad measuring 50 feet thereon.

Being the same property conveyed to Cecil O. McClure and wife, Mary Alice McClure by deed from Monroe Tears and wife, Thelma G. Tears of record in Book 4260, page 938, Register's Office for Davidson County, Tennessee. Subsequently, Cecil O. McClure having conveyed his interest to Mary Alice McClure by deeds of record in Book 7357, page 548, and Book 11209, page 736, said Register's Office.

The address of the above described property is 2419 Underwood Street, Nashville, TN 37208



This legal description is identical with that in Deed of Trust recorded in Book 11711, Page 229, in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 11711, Page 229, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quit Claim Deed recorded at Book 11209, Page 736, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Alliance Realty Capital, LLC, its successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP, Substitute Trustee, has hereunto set its hand and seal this 8 day of April, 2014.

Shapiro & Kirsch, LLP

By: _____

Phillip Brooks

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 8 day of April 2014, before me, a Notary Public, in and for said State and County, personally appeared Phillip Brooks, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of Shapiro & Kirsch, LLP, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

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

MY COMMISSION EXPIRES
JANUARY 05, 2015

My commission expires:

Notary Public

CASSANDRA JONES STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $40,000.00, 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 on the date written above.

MY COMMISSION EXPIRES
JANUARY 05, 2015

My commission expires:

Notary Public

CASSANDRA JONES STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

PROPERTY ADDRESS: 2419 Underwood Street, Nashville, Tennessee 37208

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Alliance Realty Capital, LLC
323 5th Street
Eureka, California 95501

S&K File #13-055228
Map & Parcel -081 14 0 159.00

I, Idil Said , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Idil Said

Signature

State of Tennessee

County of Shelby

Personally appeared before me, Meghan Fernald, a notary public for this county and state, Idil Said who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MEGHAN FERNALD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Meghan Fernald

Notary's Signature

MY COMMISSION EXPIRES
OCTOBER 21, 2017

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electric documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided.

(4) No county register shall be required to accept document transmitted electronically.