BILL GARRETT, Davidson County
Trans:T20140033177 DEEDTRS
Recvd: 05/13/14 13:53 2 pgs
Fees:13.00 Taxes:185.00
20140513-0040975

This Instrument was prepared by and return to:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Avenue, Suite 322
Memphis, Tennessee 38117
901.525.2427
9942022034

SUBSTITUTE TRUSTEE'S DEED

On the 14th day of July, 2006 **SHUNTA JOHNSON** executed a Deed of Trust to Bicentennial Title & Escrow, Nashville, TN, as Trustee, as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee as **Instrument Number 20060718-0086548** and James A. Crislip, Jr. of Shelby County, Tennessee was substituted in its place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee as **Instrument Number 20140502-0037464.**

The property is known as 2407 EDEN STREET, Nashville, Tennessee 37208 and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in the **Nashville Ledger** newspaper, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on April 11, April 18 and April 25, 2014. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Tuesday, May 6, 2014 and at the place mentioned in the advertisement which was at the outside the door of the Register of Deeds Office for Davidson County, which is inside the Sommet Center, 501 Broadway, Suite 501, Nashville, Tennessee (enter the building at the entrance located at the corner of Broadway and 6th Avenue). The said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to **PACIFIC NORTHWEST INVESTMENTS, LLC** for the sum of **$50,000.00** which was the highest and best valid bid offered, and the purchaser, **PACIFIC NORTHWEST INVESTMENTS, LLC,** has complied with its bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, James A. Crislip, Jr., Substitute Trustee, does hereby bargain, sells, and conveys unto the said **PACIFIC NORTHWEST INVESTMENTS, LLC**, the property above mentioned and now more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 239 on the Map of the Subdivision of Hefferman Place, as of record in Book 161, Page 138, Register's Office for said County.

Said Lot No. 239 fronts fifty (50) feet on the southerly side of Eden Street and runs back parallel lines, One Hundred Fifty (150) feet to an alley.

This being the same property described by deed of record as Instrument No. 20060718-0086547, Register's Office for Davidson County, Tennessee.

Parcel No. 092-03-0-202.00

The said James A. Crislip, Jr., Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said James A. Crislip, Jr., Substitute Trustee, has hereunto set his hand this 6th day of May, 2014.

JAMES A. CRISLIP, JR., SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 6th day of May, 2014, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared James A. Crislip, Jr., Substitute Trustee, to me known to be the person described in 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.

TATUM PARNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY My Commission Expires September 21 2015

9-21-15

NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is, **$50,000.00**, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me this 6th day of May, 2014.

TATUM PARNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY My Commission Expires September 21 2015

9-21-15

NOTARY PUBLIC

FOR REGISTER'S USE ONLY

Property known as: 2407 Eden Street Nashville, TN 37208	GRANTEE & Send Tax Notice to: Pacific Northwest Investments, LLC P.O. Box 2658 Albany, OR 97231	This Instrument was prepared by: CRISLIP, PHILIP & ASSOCIATES 4515 Poplar Avenue, Suite 322 Memphis, Tennessee 38117 901.525.2427