BILL GARRETT, Davidson County
Trans:T20140041614 DEEDTRS
Recvd: 06/12/14 14:01 2 pgs
Fees:13.00 Taxes:210.90
20140612-0051409

SUBSTITUTE TRUSTEE'S DEED

State of Tennessee }
County of Davidson)

This instrument prepared by:

Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

The actual consideration of value, whichever is greater, for this transfer is $57,000.00

Affiant

Sworn to and subscribed before me this ___ day of June, 2014.

NOTARY PUBLIC

My Commission expires ___

MAXINE O. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDRESS-NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Mid-State Lenders, Inc.	Same	09205029200
P.O. Box 2171		
Hendersonville, TN 37077		

WHEREAS, on the 10th day of October, 2008, Eric Buchanan executed an Deed of Trust to **E. Keith Bell, Trustee**, to secure a promissory note of even date to **Mid-State Lenders, Inc.**, in the amount of $65,500.00, as fully set out in said Deed of Trust of record in Instrument No. 20081016-0104264, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said E. Keith Bell is unable to act as Trustee under said Deed of Trust , and I have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record in Instrument No. 20140506-0038357, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Mid-State Lenders, Inc., the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property; and

WHEREAS, I. Robert F. Spann, Substitute Trustee, did give notice of the time and place of sale by publication in the Tennesean, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on May 16, 2014, May 23, 2014, and May 30, 2014, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, Robert F. Spann, Substitute Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Thursday, June 5, 2014, at 11:30 AM at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at the sale, Mid-State Lenders, Inc. was the highest and best bidder, the amount of his bid being in the sum of fifty-seven thousand and no/100 dollars ($57,000.00); and

NOW THEREFORE, I Robert F. Spann, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of fifty-seven thousand and no/100 dollars ($57,000.00), credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto Mid-State Lenders, Inc., hereinafter known as the Grantee, his successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of McGavock, Wetmore and Other's Section Addition to Nashville, called the Addition to the Town of McGavock, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said Lot 175 fronts 50 feet on the westerly side of 12th Avenue, North, formerly Florence Street, and runs back between parallel lines with the southerly margin of Cockrill Street, 154 feet to an alley.

Being the same property conveyed to Eric Buchanan by deed from Equity Mortgage, Inc., of record in Instrument No. 20081016-0104263, Register's Office for Davidson County, Tennessee.

This is improved property known as 1543 12th Avenue, North, Nashville, TN 37208

This conveyance is made subject to all restrictions of record, unpaid taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate title, and interest thereto belonging to the said Grantee, his successors and assigns, forever.

I, Robert F. Spann, Substitute Trustee, under the Deed of Trust of record in Instrument No. 20081016-0104264, Register's Office for Davidson County, Tennessee, do hereby transfer unto the said Grantee, their successors and assigns, all the rights, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I, as Substitute Trustee, under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert F. Spann, Substitute Trustee, has hereunto set his hand, this the 11 day of June, 2014.

ROBERT F. SPANN, SUBSTITUTE TRUSTEE,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State Robert F. Spann, Substitute Trustee, 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 as Trustee, for the purposes therein contained.

WITNESS my hand, at office, this 11TH day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 7/7/2014

JUNE O. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.