257.73

257.73

SUBSTITUTE TRUSTEE'S DEED

State of Tennessee }
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is **$66,141.97**

Affiant

Sworn to and subscribed before me this 3rd day of July, 2014.

NOTARY PUBLIC

My Commission expires 5-19-18.

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument prepared by:

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

BILL GARRETT, Davidson County
Trans:T20140049004 DEEDTRS
Recvd: 07/09/14 14:52 2 pgs
Fees:13.00 Taxes:244.73
20140709-0060498

ADDRESS-NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Jim A. Attar, et ux	Same	Map/parcel
1053 Walnut Bend Lane		08106016800
Brentwood, TN 37027		

WHEREAS, on the 22nd day of November, **2010** executed an Deed of Trust to **Advantage Title and Escrow Company, Trustee**, to secure a promissory note of even date to **Mid-State Lenders, Inc.**, in the amount of $52,403.00, as fully set out in said Deed of Trust of record in Instrument No. 20101203-0096412, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Advantage Title and Escrow Company 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. 20140324-0024119, 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 Installment Deed, 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 Tennessean, 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 March 28, 2014, April 4, 2014, and April 11, 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 April 15, 2014, at 11:30 AM at the front (East) door at 1312 Sixth Avenue, North, Nashville, TN 37208; and said sale was adjourned to July, 3, 2014;

WHEREAS, at the sale, Jim A. Attar was the highest and best bidder, the amount of his bid being in the sum of sixty-six thousand one hundred forty one and 97/100 dollars ($66,141.97; 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 sixty-six thousand one hundred forty one and 97/100 dollars ($66,141.97), 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 Jim A. Attar, hereinafter known as the Grantee, his successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

TRACT I: Map/Parcel 08106016800
Land in the 8th Civil District of Davidson County, Tennessee, and being part of Lot No. 9 on the Plan of the Subdivision of the Harding-Bosley Tract, of record in Book 38, page 433, Register's Office for Davidson County, Tennessee, and in Plan Book 1, page 19, Chancery Court for said County, described as follows:

Beginning at a point in the northerly margin of Buchanan Street, 50 feet west of the southeast corner of Lot No. 9; thence northwardly and parallel to a point; thence westwardly, parallel with the northerly margin of said Street, 50 feet to a point; thence southerly 150 feet to a point in the northerly margin of Buchanan Street; thence with the margin of same, eastwardly 50 feet to the beginning

TRACT II: Map/parcel 08106016800

Land in the 8th Civil District of Davidson County, Tennessee, and being part of Lot No. 9 on the Plan of the Subdivision of the Harding-Bosley Tract, of record in Book 38, page 433, Register's Office for Davidson County, Tennessee, and the easterly ½ of an unnamed 40-foot street, described together as follows:

Beginning at a point in the northerly margin of Buchanan Street, 100 feet west of the southeast corner of Lot No. 9; thence northwardly and parallel with the easterly line of said Lot No. 9, 150 feet to a point; thence westwardly, parallel with the northerly margin of said street, 70 feet to a point in the center line of a 40-foot unnamed street, which was closed by Instrument of record in Book 3035, page 143, said Register's Office; thence along the center line of said street as closed; southerly 150 feet to a point in the northerly margin of Buchanan Street; thence with the margin of the same, eastwardly 70 feet to the point of beginning.

Being a part of the same property conveyed to Carolyn Morrow, Trustee of the M and S Trust, of record in Instrument No. 20101203-0096411, Register's Office for Davidson County, Tennessee.

This is improved property known as 2618 Buchanan Street, 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. 20101203-0096412, Register's Office for Davidson County, Tennessee, do hereby transfer unto the said Jim A. Attar and wife, Nazila Attar, 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 ___ day of July, 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 7 day of July, 2014.

NOTARY PUBLIC

My Commission Expires: 3-3-15

PAUL A. RUTHERFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.