This Form furnished by: **FRED C. DANCE, ESQ., Attorney at Law, 234 First Avenue South, Franklin, Tennessee 37064; (615) 794-3450**

BILL GARRETT, Davidson County
Trans:T20140052337 DEEDTRS
Recvd: 07/21/14 11:04 4 pgs
Fees:23.00 Taxes:364.19
20140721-0064386

FROM:

SHARON RADER, SUBSTITUTE TRUSTEE

TO:

NASHVILLE POST OFFICE CREDIT UNION

SUBSTITUTE TRUSTEE'S DEED

New Owner & Address	Taxable Party	Parcel Identification No.
Nashville Post Office Credit Union, P. O. Box 291233 Nashville, Tennessee 37229 - 1233	"Same as Owner"	165 13 0 015.00

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **$ 98,429.28**.

Sharon Rader
SHARON RADER, SUBSTITUTE TRUSTEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st, DAY OF July, 2014.

Roxanne Barron
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-26-16
DATE

This Instrument Prepared By:

FRED C. DANCE
Attorney at Law
234 First Avenue South
Franklin, TN 37064

(615) 794-3450

ROXANNE BARRON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES NOVEMBER 26, 2016

This instrument is made and entered into as of the 21st day of July, 2014, by and between ***SHARON RADER***, Trustee (hereinafter: "Trustee"), and the ***NASHVILLE POST OFFICE CREDIT UNION***.

WHEREAS, by a certain Adjustable Rate Rider, dated March 24, 2000, executed by ***ANTIONETTE SLATON***, an unmarried woman, to **NASHVILLE *POST OFFICE CREDIT UNION*** and secured by a Deed of Trust, of record in Instrument No. 20000327 - 0030428, to ***PATRICIA A. McCAIN***, Trustee, now ***SHARON RADER***, as Substitute Trustee, of Record in Instrument No. 20140617 – 0052595, of Record in the Register's Office for Davidson County, Tennessee, and further secured by an Loan Modification Agreement, executed by ***ANTIONETTE SLATON***, on August 06, 2010, to ***NASHVILLE POST OFFICE CREDIT UNION***, of Record in Instrument No. 20100819 - 0065515, Register's Office of Davidson County, Tennessee;

WHEREAS, the indebtedness secured by said Adjustable Rate Rider, Loan Modification Agreement and the Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Adjustable Rate Rider, Loan Modification Agreement and the Deed of Trust declared the Adjustable Rate Rider, Loan Modification Agreement and the Deed of Trust to be in default and notice of such default was properly given;

WHEREAS, the lawful holder of the Adjustable Rate Rider, Loan Modification Agreement secured by the Deed of Trust directed the Substitute Trustee to sell the property held as security under the Adjustable Rate Rider, Loan Modification Agreement and the Deed of Trust as provided therein, and the Substitute Trustee caused notice to be published in *The Nashville Ledger* that the property would be sold at 11:00 a.m., on Monday, July 21, 2014, at the main door of the Register of Deeds for Davidson County, Tennessee in Nashville, Davidson County, Tennessee, such advertisement appearing in said newspaper in *The Nashville Ledger* on Friday, June 20, 2014, Friday, June 27, 2014, and Friday, July 04, 2014, and sent a copy of such notice to ***ANTIONETTE SLATON***, an unmarried woman, and all known creditors and following such notices, the default was not cured;

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices caused the property and all improvement, fixtures, and structures thereon to be offered for sale, and after opening the floor for competitive bids, sold said Property to the ***NASHVILLE POST OFFICE CREDIT UNION*** at the price of $ 98,429.28 Dollars, this being the highest, last and best bid.

NOW THEREFORE, I, SHARON RADER, the Substitute Trustee as aforesaid, in consideration of the premises and the sum of $ 98,429.28 Dollars, credited by the ***NASHVILLE POST OFFICE CREDIT UNION*** against the Adjustable Rate Rider, Loan Modification Agreement and the Deed of Trust, these presents do transfer and convey unto the ***NASHVILLE POST OFFICE CREDIT UNION***, its successors and assigns, all of my rights, title and interest, as Substitute Trustee, in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, To Wit:

LAND in the Davidson County, Tennessee, being Lot No. 22 on the Plan of Peppertree Forest Subdivision, Section 1, recorded in Book 6900, Pages 973-975, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING a the same real property conveyed to Antionette Slaton, an unmarried woman, by Deed from Jeff K. Minikus and Rosella K. Minikus, husband and wife, of record in Instrument No. 20000327-0030427, dated March 24, 2000, Register's Office for Davidson County, Tennessee.

This Substitute Trustee's Deed was prepared from information provided by the parties herein, and the preparation of this Trustee's Deed neither expresses nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as of Record in the Register's Office for Davidson County, Tennessee.

This is improved property known as:

1004 Greystone Court, Antioch, Davidson County, Tennessee 37013

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereof, in bar of the equity of redemption, statutory right of redemption, homestead, and exemptions rights, as provided in, but only to the extent provided in, said Adjustable Rate Rider, Loan Modification Agreement and the Deed of Trust.

Said sale is subject to such liens, defects, encumbrances, adverse claims or other matters which take priority over the Adjustable Rate Rider, Loan Modification Agreement

and the Deed of Trust under which said foreclosure was held or which affects the land therein conveyed.

WITNESS the signature of the Substitute Trustee on this the 21st day of July, 2014.

Sharon Rader
SHARON RADER, SubstituteTrustee

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, Sharon Rader, a Notary Public in and for said County and State, the within named **SHARON RADER, SUBSTITUTE TRUSTEE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that **SHE** executed the within instrument for the purposes of therein contained.

WITNESS my hand at Nashville, Tennessee, on this the 21st day of July, 2014.

Roxanne Barron
NOTARY PUBLIC

ROXANNE BARRON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES NOVEMBER 26, 2016

My Commission Expires: 11-26-16.
DATE