SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of 3 July 2008, VERA BAUGH GRIFFEY and LARRY GRIFFEY executed a certain Trust Deed to Harold D. King, Trustee for Beneficial Tennessee, Inc. for the purpose of securing the debt and obligations therein described, which Trust Deed is recorded as Instrument No. 20080709-0070434 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, Beneficial Tennessee, Inc., the holder and owner of the debt and obligations secured by said Trust Deed, having for reasons satisfactory to itself, under the provisions of said Trust Deed, by instrument recorded in said Register's Office as Instrument No. 20140523-0044886, named and appointed the undersigned as Trustee in the place and stead of Harold D. King; and

WHEREAS, default was made in the payment of the debt and obligations secured by said Trust Deed and the undersigned, as Substitute Trustee, was requested to advertise and sell the property conveyed by said Trust Deed in compliance with the provisions thereof; and

WHEREAS, the undersigned, as Substitute Trustee, did, in compliance with the provisions of said Trust Deed, advertise for sale the property conveyed by same, the advertisement of sale having been published in The Tennessee Tribune/West Tennessee Examiner, a newspaper published and/or distributed in Davidson County, Tennessee in the issues of 20, 27 June, 4 July 2014 of said newspaper, said sale having been advertised for Friday, 11 July 2014, commencing at 12:00 o'clock noon outside the door of the Register of Deed's Office, 501 Broadway, Nashville, Tennessee, at the Northwest entry of the Sommet Center at which time and place the property was offered for sale and sold; and

WHEREAS, the highest and best bid for said property was then and there made by Dale Hire, to-wit: a bid of Fifty-Seven Thousand Six Hundred and 00/100 Dollars ($57,600.00) for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, Richard J. Myers, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey to the said Dale Hire, the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 RESUBDIVISION OF LOT 1 ON THE PLAN OF WALNUT GROVE ANNEX, AS OF RECORD IN BOOK 8250, PAGE 68, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED FROM VERA BAUGH, MARRIED TO VERA BAUGH GRIFFEY, MARRIED BY DEED RECORDED 2-5-01, INSTRUMENT 20010205-0011183, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. LARRY GRIFFEY JOINING IN DUE TO MARITAL INTEREST.

TO HAVE AND TO HOLD, unto the said Dale Hire, his successors and assigns, in fee simple forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, but warrants the same against the lawful claims of all persons claiming by, through, and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above-described Trust Deed, and not further or otherwise.

This sale is made subject to any and all outstanding unpaid real property taxes upon the property as of the date of the Substitute Trustee's sale described herein, and any and all other prior restrictions, encumbrances, or liens of any nature.

The proceeds of this sale, the receipt of which the undersigned Substitute Trustee hereby

PREPARED BY:
Richard J. Myers, Esq
APPERSON CRUMP PLC
6070 Poplar Avenue, Sixth Floor
Memphis, TN 38119
(901) 756-6300

RETURN TO:
Dale Hire
3100 Dudley Ave.
Nashville, TN 37212
(615) 419-2168

BILL GARRETT, Davidson County
Trans:T20140061246 DEEDTRS
Recvd: 08/19/14 13:28 3 pgs
Fees:18.00 Taxes:213.12
20140819-0075260

acknowledges, have been applied as follows:

TOTAL BID		$57,600.00
Expenses:		
Recording Substitution of Trustee	12.00	
Title Work	245.00	
Advertising Expenses	420.00	
Attorney Fee and Costs	1,020.00	
TOTAL EXPENSES		1,697.00
BALANCE APPLIED TO THE MORTGAGE INDEBTEDNESS		$55,903.00

WITNESS, the signature of the undersigned, Richard J. Myers, Substitute Trustee, this 14th day of August 2014.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this the 14th day of August 2014, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Richard J. Myers, Substitute Trustee, to me known to be the person described, 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.

Tangela Pearson
Notary Public

My Commission Expires:
11-8-14

TANGELA PEARSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 11-08-2014

PROPERTY ADDRESS:

1805 Jones Ave.
Nashville, TN 37207

SEND TAX BILLS TO:
Responsible Taxpayer
Dale Hire
3100 Dudley Ave.
Nashville, TN 37212
(615) 419-2168

Grantee: Dale Hire
3100 Dudley Ave.
Nashville, TN 37212
(615) 419-2168

Tax Parcel No.:07108041400

I, Dale Hire, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $57,600.00, 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 this ___ day of August, 2014.

Notary Public

My Commission Expires: March 6, 2018

WILLIAM C. GOOCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY