# BOX 10-A

This instrument prepared by:
WEISS SPICER CASH PLLC
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
WSC 1701-114864-FC

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20140066472 DEEDTRS
Recvd: 09/08/14 08:19 2 pgs
Fees:13.00 Taxes:588.30
20140908-0081803

Tennessee
Map # 118-03-0-124.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 4, 2003, and recorded in Register's Instrument No. 20030908-0130743, modified in Register's Instrument No. 20130604-0056183 in the Register's Office of Davidson County, Tennessee, Carmen S. Sparkman and husband, Finis E. Sparkman, conveyed to Arnold M. Weiss, Attorney, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Register's Instrument No. 20140314-0021288 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on August 21, 2014, at the The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201 of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Chieu Tran, a married man, whose address is 100 Wellington Park Ct. , Nashville, TN 37215 being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED FIFTY NINE THOUSAND AND NO/100'S DOLLARS; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of his bid.

NOW, THEREFORE, in consideration of the premises and the payment by Chieu Tran, a married man of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Chieu Tran, a married man, his heirs and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 25, on the Plan of Section Two, Rosedale Place, as shown by plat appearing of record in Plat Book 11190, Page 18, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Carmen S. Sparkman, (his/hers/their) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Instrument Number 20030908-0130742, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Chieu Tran, a married man, his heirs and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on August 21, 2014 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On August 21, 2014 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

DIXIE CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 08-01-2016

My Commission Expires:

State Tax $ 589.30
Clerk's Fee $ 12.00

TOTAL $601.30

PROPERTY ADDRESS
2749 Rosedale Place,
Nashville, TN 37211-0000

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Chieu Tran, a married man
100 Wellington Park Ct.
Nashville TN 37215

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STATE OF TENNESSEE – COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00
AFFIANT _____ September 4, 2014
SUBSCRIBED AND SWORN TO BEFORE ME, ~~August 21~~, 2014
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017