BILL GARRETT, Davidson County
Trans:T20140079982 DEEDTRS
Recvd: 10/23/14 11:49 2 pgs
Fees:13.00 Taxes:2993.16
20141023-0097888

This Instrument Prepared By/Return To:
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, Tennessee 37212

SUBSTITUTE TRUSTEE'S DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Truxton Trust Company Ste 300 4525 Harding Pike Nashville, TN 37205	SAME	146-515.00

I hereby swear or affirm that the actual Consideration for this transfer or value of the property transferred, whichever is greater, is $808,963.00

Affiant

Subscribed and Sworn to before me, this 22nd day of October, 2014.

TERRI D JACKSON
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
My Commission Expires MAR. 3, 2015

WHEREAS, by Deed of Trust (the "Deed of Trust") dated April 8, 2009, of record as Instrument No. 20090414-0033562, Register's Office for Davidson County, Tennessee ("RODC"), Ashoke A. Mukherji and Catherine J. Mukherji, husband and wife, conveyed to J. Overton Colton, Trustee, the hereinafter described property ("Property") for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of the undersigned as Substitute Trustee, by instrument of record in Instrument No. 20140902-0079829, RODC; and

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

WHEREAS, in pursuit of the request of said beneficiary, the Property was advertised for sale in conformity with the terms and provisions of the Deed of Trust; and

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 29th day of September, 2014 at 10:00 a.m. at the Davidson County Register of Deeds Office, Northwest entrance door, 6th and Broadway, Nashville, Tennessee; and

WHEREAS, at the time and place, as mentioned in said advertisement, the undersigned offered the Property for sale at public outcry to the highest and best bidder for cash and, Truxton Trust Company, being the second highest and best bidder (the highest bidder having refused to proceed with its purchase), became the purchaser of the Property at and for the sum of Eight hundred Eight Thousand Nine Hundred Sixty Three and 00/100th Dollars ($808,963.00).

NOW THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Truxton Trust, the following real estate.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 43 ON THE PLAN OF TREEMONT, AS OF RECORD IN PLAT BOOK 6250, PAGES 895, 896 AND 897, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ASHOKE MUKHERJI AND WIFE, CATHERINE MUKHERJI BY DEED FROM LAURA AMARAL AND HUSBAND, DONALD J. AMARAL OF RECORD IN BOOK 11552, PAGE 749, DATED JUNE 28, 1999, RECORDED JULY 1, 1999, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS PROPERTY KNOWN AS: **844 TREEMONT COURT, NASHVILLE, TN 37220**.

To have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in hand and free from the statutory right of redemption, homestead, elective share and all other exemptions of every kind in the property in the makers of said Deed of Trust and all persons claiming through and under said makers.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto **Truxton Trust Company,** its successors and assigns, all of the covenants or warranties contained in the Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the Property. The Property is subject to all easements or restrictions of record in the RODC. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to the Property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, we have hereunto set my hand on this the 22nd day of October, 2014.

Robert L. Scruggs

Robert L. Scruggs, Substitute Trustee

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the said county and State, the within named bargainor, **Robert L. Scruggs, Substitute Trustee**, with who I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes there contained.

Witness my hand and official seal in Nashville, Tennessee this 22nd day of October, 2014.

My Commission Expires:

TERRI D JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2015

Terri D Jackson