THIS INSTRUMENT PREPARED BY:
BROCK & SCOTT, PLLC
277 MALLORY STATION ROAD
SUITE 115
FRANKLIN, TN 37067

BILL GARRETT, Davidson County
Trans:T20140080411 DEEDTRS
Recvd: 10/24/14 14:42 3 pgs
Fees:18.00 Taxes:361.79
20141024-0098446

FILE NO.: 14-08493

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, William E. Jenkins conveyed to Archer Land Title as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Accredited Home Lenders, Inc. a California Corporation, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated April 8, 2004 and recorded on May 14, 2004 in Instrument No. 20040514-0056852, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1**; and

WHEREAS, The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument 20140516-0042166 in the Office of the Register of Deeds of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson Courthouse on September 30, 2014 at 10:00AM to the highest and best bidder for cash, at which sale Lee Lazarus, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $97,781.00; and

WHEREAS, Lee Lazarus has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of payment by Lee Lazarus as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Lee Lazarus, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 116 on the map showing the Subdivision of the Waters Place, as of record in Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee.

Said Lot No. 116 fronts 50 feet on the South side of Piedmont Avenue and runs back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to William E. Jenkins by warranty deed from J.D. Holder and wife, Katherine Holder dated February 28, 1996 and recorded March 5, 1996 as/in Book 9967, Page 808, Register's Office for Davidson County, Tennessee.

Property commonly known as: 146 Piedmont Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said Lee Lazarus, its/his/her successors and assigns forever, to whom the said, Brock & Scott, PLLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN TESTIMONY WHEREOF, **Attorney January Taylor** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 30th day of Oct, 2014.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
January Taylor
Substitute Trustee

STATE OF GEORGIA
COUNTY OF GWINNETT

Before me, a Notary Public in the State and County aforementioned personally appeared January Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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

Notary Public

My Commission Expires: 3/17/17

AMY L ROGERS NOTARY PUBLIC GWINNETT CO., GEORGIA MY COMMISSION EXPIRES MARCH 17 2017

STATE OF GEORGIA
COUNTY OF GWINNETT

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $97,781.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

January Taylor

Subscribed and sworn to before me on this 3rd day of Oct, 2014

Notary Public

My Commission Expires: 3/17/17

AMY L ROGERS NOTARY PUBLIC GWINNETT CO., GEORGIA MY COMMISSION EXPIRES MARCH 17 2017

Brock & Scott File No.: 14-08493
Property Address: 146 Piedmont Avenue, Nashville, TN 37216
Tax Parcel I.D. No.: 07212005900
Property Owner and Tax Notices:
Lee Lazarus
915 Lewisburg Pike
Franklin, TN 37064