BILL GARRETT, Davidson County
Trans:T20140081810 DEEDTRS
Recvd: 10/30/14 10:18 2 pgs
Fees:13.00 Taxes:425.50
20141030-0100106

THIS INSTRUMENT PREPARED BY:

RCO Legal, P.S.
1587 Northeast Expressway
Atlanta, GA 30329
770-234-9181

RETURN TO:
Priority Trustee Services of TN, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 29, 2007, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20070409-0041718 ("Deed of Trust"), Frances Ferguson and Marjorie M. Campbell conveyed to Resource Real Estate Services, as Trustee, in the amount of $220,500 payable to 1st Mariner Bank the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Sun West Mortgage Company, Inc., being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20140227-0016776 in the Register's Office 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 Note and Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 9/19/2014, 9/26/2014, 10/3/2014, in Nashville Ledger, by which advertisement the sale was held on October 23, 2014, at the corner 6th & Broadway at Bridgestone Arena of the Davidson County, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, Carolyn Pearl, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Sun West Mortgage Company, Inc., being the highest, best and last bidder, became the purchaser of said property at and for the sum of $115,000.00; and

WHEREAS, Sun West Mortgage Company, Inc., 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;

NOW, THEREFORE, in consideration of the premises and of the payment by Sun West Mortgage Company, Inc., as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Priority Trustee Services of TN, LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Sun West Mortgage Company, Inc., its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

The following described tract of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 131 of Section "B", on the plan of E.I. duPont deNemours and Company's Subdivision, of record in Book 1424, page 67, Register's Office for Davidson County.

Said Lot No. 131 fronts 55 feet on the easterly side of Turner Street and extends back 81.5 feet on the northerly line 103.7 feet on the southerly line, to a dead line, measuring 60.5 feet thereon.

Being the same property conveyed to Frances P. Ferguson and Marjorie M. Campbell by deed from Elmer H. Newsom and wife, Flora M. Newsom by deed of record in Book 4150, Page 622, Register's Office for Davidson County, Tennessee.

Property known as: 1407 Turner St, Old Hickory TN 37138

Parcel ID # 053.03-0-418.00

The improvements thereon being commonly known as 1407 Turner Street, Old Hickory, Tennessee 37138.

Being the same lot or parcel of ground which by Deed Dated June 19, 2003 and Recorded among the Land Records of Davidson County in Instrument #20030624-0086996, was granted and conveyed by Roger K. Smith, Trustee, his successors and assigns unto Frances P. Ferguson and Marjorie M. Campbell a joint tenancy with right of survivorship and not as tenants-in-common ownership.

The last recorded Warranty Deed was filed of record at Instrument Number 20030624-0086996 in the Register's Office of Davidson County, Tennessee.

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.

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 Sun West Mortgage Company, Inc., its successors and assigns forever, to whom the said, Priority Trustee Services of TN, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Priority Trustee Services of TN, LLC, Substitute Trustee, has hereunto set his hand, this 27th day of OCTOBER, 2014.

Priority Trustee Services of TN, LLC
Substitute Trustee
By: Charity Bridgewater
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF DEKALB

On this 27 day of October, 2014 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Charity Bridgewater, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Assistant Vice President of Priority Trustee Services of TN, LLC, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

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

Notary Public

My Commission Expires: 11/18/14

BEVERLY STROUD NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES NOV. 18, 2014

NO TAX – GOVERNMENTAL AGENCY

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STATE OF GEORGIA
COUNTY OF DEKALB I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $115,000.00, 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 ON THIS 27 day of October, 2014

Notary Public

My Commission Expires: 11/18/14

BEVERLY STROUD NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES NOV. 18, 2014

File No. 1R149414
Property Address: 1407 Turner St, Old Hickory, TN 37138
Tax Parcel ID No.: 053.03-0-418.00

Mail Tax Notices To and Property Owner:

Sun West Mortgage Company Inc.
18000 Studebaker Road. Suite 200. Cerritos, California 90703.
(562) 924-7884