This instrument prepared by:

JASON MANGRUM
MACKIE WOLF ZIENTZ & MANN, P.C.
5217 MARYLAND WAY, SUITE 404
BRENTWOOD, TN 37027
(615) 238-3630
MWZM NO.: 14-003108-670

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
ERIC SOX and GEORGE BRANDT
7051 HWY 70S #315
NASHVILLE, TN 37221

BILL GARRETT, Davidson County
Trans:T20140094292 DEEDTRS
Recvd: 12/17/14 09:28 2 pgs
Fees:13.00 Taxes:148.00
20141217-0115229

Tax ID: 09114001600
Property Address: 44 Twin Street, Nashville, TN 37209

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on October 18, 2007, PRLAP, INC. was named Trustee in a Deed of Trust of even date executed by DEBORAH SMITH, conveying to him/her/it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $64,485.88, principal, said Deed of Trust being recorded as Instrument No. 20071029-0127111 in the real property records of Davidson County Register's Office, Tennessee; and

The notice required by T.C.A. 35-5-101 et seq. having been met and whereas, Jason Mangrum was appointed Substitute Trustee under said Deed of Trust by instrument of record **as Instrument No. 20141028-0099425** in the real property records of Davidson County Register's Office, Tennessee; I, Jason Mangrum, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving notice by three (3) successive publications, namely: **10/30/2014, 11/06/2014, 11/13/2014** in a newspaper of general circulation in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

PURSUANT to said advertisement on December 4, 2014 on or about 12:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, I, Jason Mangrum, individually or by and through his agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which **ERIC SOX and GEORGE BRANDT**, submitted the highest and best bid, in the amount of $40,500.00, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, I, JASON S. MANGRUM, J.P. SELLERS, LORI LIANE LONG, Substitute Trustee, do hereby sell, transfer and convey to **ERIC SOX and GEORGE BRANDT**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
BEING LOT NO. 122 ON THE MAP OF WEST NASHVILLE HEIGHTS, OF RECORD IN BOOK 332, PAGE 127, SAID REGISTER'S OFFICE.
SAID LOT NO 122 FRONTS 50 FEET ON THE NORTH SIDE OF TWIN STREET AND RUNS BACK BETWEEN PARALLEL LINES, 170 FEET TO AN ALLEY.
INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE IS THAT PORTION OF LAND CONVEYED TO THE STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:
BEING THE SOUTH PART OF LOT NO. 122 ON THE MAP OF WEST NASHVILLE HEIGHTS OF RECORD IN BOOK 332, PAGE 127, IN THE REGISTER'S OFFICE DAVIDSON COUNTY, TENN.
BEGINNING AT A POINT IN THE SOUTHWEST CORNER OF SAID LOT NO. 122 AND RUNS WITH THE WEST BOUNDARY LINE OF SAID LOT NO. 122 NORTHERLY 74.6 FEET TO A POINT; THENCE NORTH 76 DEGREES 39 MINUTES EAST, 50.5 FEET TO A POINT IN THE EAST BOUNDARY LINE OF SAID LOT NO. 122; THENCE WITH SAID BOUNDARY LINE SOUTHERLY 79.6 FEET TO A POINT IN THE NORTH MARGIN OF TWIN STREET; THENCE WITH SAID MARGIN WESTERLY 50 FEET TO THE POINT OF BEGINNING, CONTAINING 3,855 SQUARE FEET, MORE OR LESS.
THERE IS ALSO INCLUDED HEREIN BUT EXCLUDED FROM THIS CONVEYANCE, A SECOND TRACT OF LAND CONVEYED TO THE STATE OF TENNESSEE AS DESCRIBED BY DEED OF RECORD IN INSTRUMENT NUMBER 20011221-0141142, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO ANY AND ALL EASEMENTS SET FORTH THEREIN.
SAID ABOVE DESCRIBED LAND IS CONVEYED IN FEE SIMPLE. IT IS TO BE USED FOR THE

CONSTRUCTION OF A CONTROLLED ACCESS HIGHWAY AND ALL RIGHT OF INGRESS OR EGRESS TO, FROM AND ACROSS THE SAME TO AND FROM ABUTTING LANDS IS HEREBY CONVEYED, HOWEVER THE GRANTORS (FLOYD FUSTON AND WIFE, ENZIE VUSTON) WILL HAVE RIGHT OF ACCESS TO A SERVICE ROAD ONLY, WHICH WILL BE CONSTRUCTED ON THE ABOVE DESCRIBED LAND.
THERE IS ALSO HEREBY CONVEYED AN EASEMENT FOR A SLOPED LYING NORTH OF, ADJACENT TO AND EXTENDING THE ENTIRE LENGTH OF THE NORTH LINE OF THE ABOVE DESCRIBED LAND BEING 50.5 FEET LONG AND 11 FEET WIDE, CONTAINING 500 SQUARE FEET, MORE OR LESS.
Being that parcel of land conveyed to Deborah Smith from Janie D. Lewis, unmarried by that deed dated 12/20/2004 and recorded 12/21/2004 in Instrument No. 20041221-0151282 of the Davidson County, TN Public Registry.

THIS IS IMPROVED PROPERTY KNOWN AS 44 Twin Street, Nashville, TN 37209.

I, Jason Mangrum, Substitute Trustee, convey to **ERIC SOX and GEORGE BRANDT**, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at
PREMIER BUILDING, SUITE 404
5217 MARYLAND WAY
BRENTWOOD, TN 37027, on this 10th day of December, 2014.

_____
Jason Mangrum, Substitute Trustee
PREMIER BUILDING, SUITE 404
5217 MARYLAND WAY
BRENTWOOD, TN 37027
PHONE: (615) 238-3630
EMAIL: INFO@MWZMLAW.COM

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jason Mangrum, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee on this 10th day of December, 2014.

DAWN M. E. MCMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public: Dawn M. E. McMahon
My Commission Expires: September 18, 2017

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater for this transfer is $40,500.00.

_____
Affiant

Subscribed and sworn to before me, this on this ____ day of December, 2014.

Notary Public: _____
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 40,000 _____, **Affiant**
Subscribed and sworn before me this the
17 **Day of** December, **20** 14.
Brenda Weeks, **Deputy Register**