BILL GARRETT, Davidson County
Trans:T20140097044 DEEDTRS
Recvd: 12/30/14 08:48 3 pgs
Fees:18.00 Taxes:476.61
20141230-0118663

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of 24 April 2006, RONALD MORGAN and CONNIE MORGAN executed a certain Trust Deed to Greater Nashville Title and Closing Co., Trustee for Mortgage Electronic Registration Systems, Inc. as nominee for Accredited Home Lender, Inc. ("AHL"), for the purpose of securing the debt and obligations therein described, which Trust Deed is recorded as Instrument No. 20060426-0047760, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, the Trust Deed, debt and obligations were assigned by AHL to HSBC Mortgage Services, Inc., by instrument recorded in said Register's Office as Instrument No. 20140616-0052020; and

WHEREAS, HSBC Mortgage Services, Inc., the holder and owner of the debt and obligations secured by said Trust Deed, having for reasons satisfactory to itself, under the provisions of said Trust Deed, by instrument recorded in said Register's Office as Instrument No. 20140909-0082275, named and appointed the undersigned as Trustee in the place and stead of Greater Nashville Title and Closing Co.; and

WHEREAS, default was made in the payment of the debt and obligations secured by said Trust Deed and the undersigned, as Substitute Trustee, was requested to advertise and sell the property conveyed by said Trust Deed in compliance with the provisions thereof; and

WHEREAS, the undersigned, as Substitute Trustee, did, in compliance with the provisions of said Trust Deed, advertise for sale the property conveyed by same, the advertisement of sale having been published in The Ledger, a newspaper published and/or distributed in Davidson County, Tennessee in the issues of 28 November, 5, 12 December 2014 of said newspaper, said sale having been advertised for Friday, 19 December 2014 commencing at 12:00 o'clock noon outside the door of the Register of Deed's Office, 501 Broadway, Nashville, Tennessee, at the Northwest entry of the Sommet Center at which time and place the property was offered for sale and sold; and

WHEREAS, the highest and best bid for said property was then and there made by U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, to-wit: a bid of One Hundred Twenty-Eight Thousand Eight Hundred Fourteen and 73/100 Dollars ($128,814.73) for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, Richard J. Myers, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey to the said U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 OF EDGE-O-LAKE, SECTION 20-A, OF RECORD IN PLAT BOOK 5200, PAGE 183, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RONALD MORGAN AND WIFE CONNIE MORGAN BY WARRANTY DEED FROM JACK LEE PRESTON OF RECORD IN INSTRUMENT NO. 20060426-0047759, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. .

TO HAVE AND TO HOLD, unto the said U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, its successors and assigns, in fee simple forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, but warrants the same against the lawful claims of all persons claiming by, through, and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above-described

PREPARED BY AND RETURN TO:
Richard J. Myers, Esq
APPERSON CRUMP PLC
6070 Poplar Avenue, Sixth Floor
Memphis, TN 38119
(901) 756-6300

Trust Deed, and not further or otherwise.

This sale is made subject to any and all outstanding unpaid real property taxes upon the property as of the date of the Substitute Trustee's sale described herein, and any and all other prior restrictions, encumbrances, or liens of any nature.

The proceeds of this sale, the receipt of which the undersigned Substitute Trustee hereby acknowledges, have been applied as follows:

TOTAL BID		$128,814.73
Expenses:		
Recording Substitution of Trustee	12.00	
Title Work	300.00	
Advertising Expenses	420.00	
Recording Substitute Trustee's Deed	494.62	
Attorney Fee and Costs	1,020.00	
TOTAL EXPENSES		2,246.62
BALANCE APPLIED TO THE MORTGAGE INDEBTEDNESS		$126,568.11

WITNESS, the signature of the undersigned, Richard J. Myers, Substitute Trustee, this 23rd day of December, 2014.

AS TRUSTEE

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this the 23rd day of December, 2014 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Richard J. Myers, Substitute Trustee, to me known to be the person described, and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

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

Tangela Pearson

Notary Public

My Commission Expires:

10-17-2018

TANGELA PEARSON STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

PROPERTY ADDRESS:

3032 Goodwin Dr.
Nashville, TN 37217

SEND TAX BILLS TO:
Responsible Taxpayer
U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust
13801 Wireless Way
Oklahoma City, OK 73134
1-800-401-6587

Grantee: U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust
13801 Wireless Way
Oklahoma City, OK 73134
1-800-401-6587

Tax Parcel No.:13613009100

I, Richard J. Myers, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $128,814.73, 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 this 23rd day of December, 2014.

Notary Public

My Commission Expires: 10-17-2018

TANGELA PEARSON
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY