SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of 31 August 2006, FRED L. MOORE executed a certain Trust Deed to Raymond E. Lacy, Trustee for Mortgage Electronic Registration Systems, Inc. as nominee for Oak Street Mortgage, LLC ("OSM"), for the purpose of securing the debt and obligations therein described, which Trust Deed is recorded as Instrument No. 20060913-0113519, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, the Trust Deed, debt and obligations were assigned by OSM to HSBC Mortgage Services, Inc., by instrument recorded in said Register's Office as Instrument No. 20150306-0019386; 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. 20150414-0032705, named and appointed the undersigned as Trustee in the place and stead of Raymond E. Lacy; 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 Nashville Ledger, a newspaper published and/or distributed in Davidson County, Tennessee in the issues of 8, 15, 22 May 2015 of said newspaper, said sale having been advertised for Friday, 29 May 2015 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 HSBC Mortgage Services, Inc., to-wit: a bid of Forty-Two Thousand 00/100 Dollars ($42,000.00) 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 HSBC Mortgage Services, Inc., 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:

LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, FRONTING 75 FEET ON THE COUNTY HOSPITAL ROAD, BEING A PART OF THE E.H. SCHROEDER PROPERTY; STARTING AT AN IRON PIN AT THE COMMON CORNER OF THE SCHROEDER AND CUNDALL PROPERTY AT THE RIGHT-OF-WAY OF THE COUNTY HOSPITAL ROAD; THENCE 75 FEET IN A SOUTHWESTERLY DIRECTION TO A POINT; THENCE 233.9 FEET IN A NORTHWESTERLY DIRECTION TO A POINT; THENCE 75 FEET IN A NORTHEASTERLY DIRECTION TO AN IRON PIN; THENCE 235 FEET IN A SOUTHEASTERLY DIRECTION TO AN IRON PIN, THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO FRED L. MOORE, AN UNMARRIED MAN, BY DEED FROM THEOPHILUS GIPSON JR. AND WIFE TERESSA CALDWELL GIPSON, DATED 31 AUGUST 2006 AND BEING RECORDED HEREWITH IN INSTRUMENT NO. 20060913-0113518, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE

TO HAVE AND TO HOLD, unto the said HSBC Mortgage Services, Inc., 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

BILL GARRETT, Davidson County
Trans:T20150046915 DEEDTRS
Recvd: 06/12/15 15:31 3 pgs
Fees:18.00 Taxes:155.40
20150612-0056057

PROPERTY ADDRESS:

1727 County Hospital Road
Nashville, TN 37218

SEND TAX BILLS TO:
Responsible Taxpayer
HSBC Mortgage Services, Inc.
636 Grand Regency Blvd.
Brandon, FL 33510
(813)-571-8620

Grantee: HSBC Mortgage Services, Inc.
636 Grand Regency Blvd.
Brandon, FL 33510
(813)-571-8620

Tax Parcel No.:0800402900

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 $42,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AS AGENT
Affiant

Subscribed and sworn to before me this 8th day of June, 2015

Tangela Pearson
Notary Public

My Commission Expires: 10-17-18

TANGELA PEARSON
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

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		$42,000.00
Expenses:		
Recording Substitution of Trustee	12.00	
Title Work	300.00	
Advertising Expenses	420.00	
Recording Substitute Trustee's Deed	173.40	
Unpaid Real Property taxes	1,139.63	
Attorney Fee and Costs	1,020.00	
TOTAL EXPENSES		3,065.03
BALANCE APPLIED TO THE MORTGAGE INDEBTEDNESS		$38,934.97

WITNESS, the signature of the undersigned, Richard J. Myers, Substitute Trustee, this 8th day of June, 2015.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this the 8th day of June, 2015 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:

10-17-18

TANGELA PEARSON STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY