BILL GARRETT, Davidson County
Trans:T20160063022 DEEDTRS
Recvd: 07/22/16 08:33 3 pgs
Fees:18.00 Taxes:159.47
20160722-0075456

This Instrument Prepared by:
Trustee Management Company
10975 El Monte, Suite 225
Overland Park, Kansas 66211
17706TN08

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Number(s)
Michael Mitchell and Terri Mitchell 7179 Chester Road, Fairview, TN 37062	Michael Mitchell and Terri Mitchell 7179 Chester Road, Fairview, TN 37062	09109012200

WHEREAS, by Deed of Trust dated June 22, 2007, and recorded in Instrument No. 20070628-0077273, Register's Office for Davidson County, Tennessee, Debbie Russell and Francine Emberton, unmarried, conveyed to Ernest B. Williams IV, Trustee, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured appointed Trustee Management Company as Successor Trustee by instrument recorded in Instrument No. 20100706-0052662, Book , Page said Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned, in conformity with the terms and provisions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property contained No State Tax Lien(s) in Instrument No. None. The property contained No Federal Tax Lien(s) in Instrument No. None. The purchaser of the property is subject to redemption rights as provided under the applicable federal or state statute.

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale by the undersigned, in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on August 12, 2010 at the front door of the Davidson County Courthouse, in Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Michael Mitchell and Terri Mitchell was the highest and best bidder became the purchaser of said property at and for the sum of Forty-Three Thousand One Hundred and no/100 ($43,100.00).

NOW, THEREFORE, in consideration of the premises, the undersigned, does hereby grant, bargain, sell and convey to the said Michael Mitchell and Terri Mitchell, ("Grantee") in fee

simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 51 and part of Lot No. 2 on the Plat of T.M. Nall's Subdivision of Lots Nos. 18, 19 & 20 of the B.F. Cockrill Farm, as of record in Book 421, Page 63, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING on the northerly margin of Deal Avenue at a point 145 feet westerly from the northwest corner of said Deal Avenue and Elaine Street; thence northwardly and parallel with Elaine Street 150 feet, more or less, to the southern boundary line of the property conveyed to William Joyce Ferrell and wife, by deed from C.A. Hays and wife, of record in Book 2017, Page 370, said Register's Office, said point being also in the western boundary line of the property conveyed to Dorris G. Ford and wife, by deed of correction from C.A. Hays and wife, of record in Book 1428, Page 369, said Register's Office; thence with the southern boundary line of the said Ferrell property and the property conveyed to William G. Threet and wife, by deed from C.A. Hays and wife, of record in Book 1585, Page 139, said Register's Office, westwardly 56 feet, more or less, to the northeast corner of the property conveyed to Coleman Larue by deed from Linnie Collins of record in Book 2103, Page 381, said Register's Office; thence with the easterly line of the said Larue property southwardly 150 feet to the northerly margin of Deal Avenue; thence with said Avenue eastwardly 53 feet to the beginning.

Being the same property conveyed to Boyd L. Barnes and wife, Ruth G. Barnes by deed from G. A. Sensing and wife, Essie Mae Sensing of record in Book 2861 and Page 237 on 01/07/1959 and filed for record on 01/07/1959, Register's Office for said County.
Being the same property conveyed to Francine Emberton, unmarried by deed from Ruth G. Barnes, a widow of record in Instrument 20050621007220 on 06/17/2005 and filed for record on 06/21/2005, Register's Office for said County.

Parcel ID No.:09109012200

More commonly known as: 5902 Deal Avenue, Nashville, TN 37209

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumbrances of record.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee in fee simple forever, to whom the said Bryan Cardwell, Vice-President for Trustee Management Company as Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under Trustee Management Company as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, Bryan Cardwell, Vice-President for Trustee Management Company as Successor Trustee, has caused this instrument to be executed this 25 day of August, 2010.

Trustee Management Company

Bryan Cardwell
Vice-President

STATE OF Kansas
COUNTY OF Johnson

On this 25 day of August, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bryan Cardwell, Vice-President** for **Trustee Management Company**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed in his capacity as Vice-President of Trustee Management Company, as Successor Trustee.

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

My Commission Expires:

RAMONA WELCH
NOTARY PUBLIC
OFFICIAL SEAL
STATE OF KANSAS
MY COMMISSION EXPIRES
March 18, 2014

Printed Name: Ramona Welch
Notary Public

STATE OF Kansas
COUNTY OF Johnson

The actual consideration or value of the property is $43,100.00.

For Trustee Management Company, (Affiant)

Subscribed and sworn to me this 25 day of August, 2010.

My Commission Expires:

Printed Name:
Notary Public

RAMONA WELCH
NOTARY PUBLIC
OFFICIAL SEAL
STATE OF KANSAS
MY COMMISSION EXPIRES
March 18, 2014

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