THIS INSTRUMENT PREPARED BY
LAW OFFICES OF SHAPIRO & KIRSCH
6750 LENOX CENTER COURT, SUITE 202
MEMPHIS, TN 38115

NAME: William E. Scalf,
S&K#: 98-0781
LOAN#: 371347115F

Davidson County DEEDTRS
Recvd: 03/12/01 16:06 3pgs
Fees:15.00 Taxes:188.70
20010312-0023651

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 2, 1996, recorded in Book 9912, Page 115, Register's Office of DAVIDSON County, Tennessee, William E. Scalf and Clarice M. Scalf, husband and wife, conveyed to I. Dyke Tatum, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Instrument 20001207-0120699, in the Register's Office of DAVIDSON County, Tennessee; and,

WHEREAS, default was made in the terms and conditions 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 in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on March 7, 2001, at the DAVIDSON County Courthouse in Nashville, Tennessee, at 10:00 a.m.; 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 at which time the said property was struck off and sold to American Consulting Corporation, whose address is 3100 Dudley Avenue, Nashville, TN 37212, at and for the sum of $31,000.00 that being the highest and best bid offered; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by American Consulting Corporation, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said American Consulting Corporation, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Old Hickory, County of DAVIDSON, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Being Lot No. 73 on the Plan of Village of Old Hickory, Section C, as of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This legal description is identical with that in Deed recorded in Book 9912, Page 115, Register's Office of DAVIDSON County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 9912, Page 115, Register's Office of DAVIDSON County, Tennessee.

The last warranty deed of record is Quit Claim Deed at Book 10950, Page 689, Register's Office for DAVIDSON County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto American Consulting Corporation, its successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 7th day of March 2001, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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



My Comm. Exp. 03

Mary K. Alessandrato
Notary Public

~~I, or we,~~ hereby swear or affirm that to the best of affiant's knowledge, information, ~~and belief, the actual consideration~~ for this transfer is $~~0~~,000.00, which amount is ~~equal to~~ or greater than ~~the amount~~ which the property transferred would command at ~~a~~ ~~fair~~ and voluntary sale.

Dale Hix, Pres.
Affiant

Subscribed and sworn to before me on the _____ day of _____, 2001

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00
Dale Hix, Pres.
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May 2001.
Deputy Register

PROPERTY ADDRESS: 1402 DEBOW STREET, , OLD HICKORY, TN, 37138

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

American Consulting Corporation
3100 Dudley Avenue
Nashville, TN 37212

S & K #:98-0781
Map & Parcel - 53-3/142

PREPARER'S NOTE: **IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.**