# TRUSTEE'S DEED

**DEEDED TO**:
AMC Mortgage Company, Inc.,
a Florida Corporation
P.O. Box 148148
Nashville, TN 37214

**THIS INSTRUMENT PREPARED BY**:
American Escrow Service Inc.
P.O. Box 148148
Nashville, Tennessee 37214-8148
(615)391-0655
FAX (615)872-9982

PICK-UP

Davidson County DEEDTRS
Recvd: 03/27/01 15:29 2pgs
Fees:11.00 Taxes:123.17

20010327-0029500

**SEND TAX BILLS TO:**
AMC Mortgage Company Inc.
P.O. Box 148148
Nashville, TN 37214

Map-Parcel Numbers
Map 61-5
Parcel 15.00
Being 514 Maplewood Drive
Nashville, TN 37216

**WHEREAS**, on the 12th day of May, 1998, Donald R. O'Guin, Sr., was named Trustee by a Deed of Trust of even date executed by William V. Frederick and wife, Dorothy A. Frederick, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust was executed to secure the payment of Eleven Thousand dollars ($11,000.00) principal and all future principal advances under the covenants of the Deed of Trust and interest at Eleven and 549/1000 percent (11.549%) per annum on the unpaid balance, said Deed of Trust is recorded in Book 10930, Page 770, in the Register's Office for Davidson County, Tennessee; and

**WHEREAS**, I, Donald R. O'Guin, Sr., was appointed Trustee under said Deed of Trust in Book 10930, Page 770, recorded in the Register's Office for Davidson County, Tennessee, I, Donald R. O'Guin, Sr., Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such 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 twenty-one (21) days notice by three (3) successive publications, namely March 1st, March 8th and March 15th, 2001 in The Nashville Record, a newspaper published 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.

**Pursuant** to said advertisement, on March 23, 2001 at 12:30 o'clock p.m. at the front door of the Davidson County Courthouse, Nashville, Tennessee, I, as said 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, and subject to the mortgage liens expressly stated in the Deed of Trust, at which time AMC Mortgage Company, Inc., a Florida Corporation, P.O. Box 148148, Nashville, Tennessee 37214, submitted the highest bid in the amount of Thirty-three Thousand two hundred eighty-eight and 49\100 ($33,288.49), and,

**NOW THEREFORE**, in consideration of the premises, I, Donald R. O'Guin, Sr., Trustee, do hereby sell, transfer and convey to AMC Mortgage Company, Inc., a Florida Corporation, P.O. Box 148148, Nashville, Tennessee 37214, its successors in fee simple, and in bar of all equities above mentioned, the following described real estate, towit:

> A certain tract or parcel of land located in Davidson County, Tennessee, being a 1.29 acre tract of land, said tract further described as being the Ewing Trotter property as of record in Book 1345, Page 655 and Book 1320, Page 652, of the Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to William V. Frederick and wife, Dorothy Frederick by Warranty Deed from Charles Trotter, George Trotter, William Danny Trotter, Jackie Trotter, Martha Frederick, Mary Kestner, Linda McGraw, Joe Trotter, Henry Trotter and Jimmy Trotter, of record in Book 9448, page 19, Register's office for Davidson County, Tennessee.

I, Donald R. O'Guin, Sr., Trustee, convey to AMC Mortgage Company, Inc. a Florida Corporation, P.O. Box 148148, Nashville, Tennessee 37214, all the rights conveyed to me as said Trustee in said Deed of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises being solely as Trustee and not otherwise, under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

**WITNESS** my hand at Nashville, Tennessee this 26th Day of March 2001.

Donald R. O'Guin, Sr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Donald R. O'Guin, Sr., the Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of March 2001.

Notary Public

DEBORAH J. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: July 28, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Thirty-three Thousand two hundred eighty-eight and 49\100 Dollars ($33,288.49).

Affiant, Donald R. O'Guin, Sr., Trustee

Subscribed and sworn to before me, this the 26th day of March 2001.

Notary Public

DEBORAH J. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: July 28, 2001

Maximum Principal Indebtedness for Tennessee Recording Tax Purpose is Thirty-three Thousand two hundred eighty-eight and 49\100 Dollars ($33,288.49).