Davidson County DEEDTRS
Recvd: 04/20/01 10:29 3pgs
Fees:15.00 Taxes:113.34
20010420-0039218

PREPARED BY: T. LARRY EDMONDSON
ATTORNEY AT LAW
800 BROADWAY
NASHVILLE, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR.
Bank of America, N.A. 4161 Piedmont Pkwy. Greensboro, NC 27410	Same	092-05-0-122

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated April 11, 2000, executed by Charlene Demonbreun, an unmarried person to TIM, INC., a TN Corp., Trustee, of record in Instrument Number 200004170037986, Register's Office for Davidson County, Tennessee; and

WHEREAS, Bank of America, N.A., the owner and holder of the indebtedness secured by said Deed of Trust of record in Instrument Number 200004170037986, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming T. Larry Edmondson, as Substitute Trustee by an instrument of record in Instrument Number 20010308-0021967, Register's Office for Davidson County, Tennessee; and

WHEREAS, T. Larry Edmondson, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising in the Nashville Record three times on March 22nd, March 29th and April 5th, 2001 that said property would be sold at 10:00 A.M. prevailing time on April 19, 2001, in the front door of the Davidson County Courthouse, Nashville, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims and unpaid taxes which may be a lien against said property.

WHEREAS, the Substitute Trustee personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Thirty Thousand Six Hundred Thirty Three and 30/100 Dollars ($30,633.30) by Bank of America, N.A. (hereinafter referred to as "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Thirty Thousand Six Hundred Thirty Three and 30/100 Dollars ($30,633.30) cash in hand paid by the Grantee, T. Larry Edmondson, Substitute Trustee, has this day sold and by these premises, does transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Situated in Davidson County, TN,

Being the Southerly 50 feet of the Easterly half of Block No. 42 on the Map of Midway, as of record in Book 421, Page 11, Register's Office for said County, described as follows: Beginning at the Northwest corner of Kilarney Street, now 33rd Avenue North, and Clare Avenue; thence with the Westerly margin of 33rd Avenue North, Northerly 50 feet; thence Westerly 150 feet to an alley; thence with the Easterly margin of said alley, Southerly 50 feet to the Northerly margin of Clare Avenue; thence with the Northerly margin of said Avenue, Easterly 150 feet to the beginning.

Being the same property conveyed to George Lewis, a widower, to Charlene Demonbreun by deed dated 06/23/87 and recorded 06/24/87 in Book 7277, Page 101, of the public records of Davidson County, TN

The street address of the above described property is believed to be 925 33rd Avenue North, Nashville, TN 37209.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, is/their heirs, successors, and assigns, forever.

And the Substitute Trustee covenants with the said Grantee that he is lawfully seized and possessed of said real property as Substitute Trustee only, and by the terms of the above-mentioned Deed of Trust, has a good right to sell and convey the same.

The Substitute Trustee further covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through him as Substitute Trustee, but no further or otherwise; it being the intention of the Substitute Trustee only to convey to Grantee no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption or any governmental agent, state or federal; and any prior encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 19th day of April 2007.

T. LARRY EDMONDSON
Substitute 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 T. Larry Edmondson, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 19th day of April, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-29-2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $30,633.30.

AFFIANT

Sworn to and subscribed before me on this the 19th day of April, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-29-2003