Davidson County DEEDTRS
Recvd: 06/04/01 13:32 2pgs
Fees:11.00 Taxes:319.82
20010604-0057695

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

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

Map-Parcel Numbers
Map 033-08-0
Parcel 025.00
Being 419 Gates Road
Goodlettsville, TN 37072

WHEREAS, on the November 21, 1988; May 2, 1997 and October 1, 1998, Donald R. O'Guin, Sr., was named Trustee by an Installment Deed and Deeds of Trust of even dates executed by Billy J. Moss and wife, Peggy J. Moss, conveying to him as Trustee the real estate hereinafter described, said Installment Deed and Deeds of Trust were executed to secure the payment of Seventy-six Thousand Eight Hundred dollars ($76,800.00) principal and all future principal advances under the covenants of the Installment Deed and Deeds of Trust and interest at Ten percent (10%) per annum on the unpaid balance, said Installment Deed is recorded in Book 7718, Page 240 and the Deeds of Trust in Book 10444, Page 925 and Book 11145, Page 339, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Donald R. O'Guin, Sr., was appointed Trustee under said Installment Deed in Book 7718, Page 240; Deeds of Trust in Book 10444, Page 925 and Book 11145, Page 339, 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 Installment Deed and Deeds of Trust, advertised the said real estate as required by law and by the terms of said Installment Deed and Deeds of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely April 26, May 3 and May 10, 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 Installment Deed and Deeds of Trust.

PURSUANT to said advertisement, on May 18, 2001 at 12:30 o'clock p.m. at the front door of the Davidson County Courthouse, Nashville, Tennessee, I, as said Trustee and in accordance with the conditions set out in the Trustee's Notice of Foreclosure Sale, publicly announced that the foreclosure sale had been adjourned to June 1, 2001 at 12:30 o'clock p.m. at the front door of the Davidson County Courthouse, Nashville, Tennessee.

PURSUANT to said advertisement and public announcement of adjournment resetting the date of foreclosure, on June 1, 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 Installment Deed and Deeds of Trust, and subject to the mortgage liens expressly stated in the Installment Deed and Deeds 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 Eighty-six Thousand four hundred thirty-six and 81\100 dollars ($86,436.81), 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 Lot No. 67 on the Plan of Gatewood, Section I, as of Record in Plat Book 3300, page 47 thru 52, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Billy Joe Moss and wife, Peggy J. Moss, by Warranty Deed from Robert E. Hewitt and wife, Terry L. Hewitt, of record in Book 8210, page 565, 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 Installment Deed and Deeds 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 Installment Deed and Deeds of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee this 4th Day of June 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 4th day of June 2001.

Notary Public

My Commission Expires: Nov 30, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

My Commission Expires NOV. 30, 2002

The actual consideration or value, whichever is greater, for this transfer is Eighty-six Thousand four hundred thirty-six and 81\100 Dollars ($86,436.81).

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

Subscribed and sworn to before me, this the 4th day of June 2001.

Notary Public

SHERRY DIANE DENNIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Nov 30, 2002

Maximum Principal Indebtedness for Tennessee Recording Tax Purpose is Eighty-six Thousand four hundred thirty-six and 81\100 Dollars ($86,436.81).

My Commission Expires NOV. 30, 2002