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: 04/25/03 11:10 2pgs
Fees:13.00 Taxes:329.30



20030425-0055929

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

Map-Parcel Numbers
Map 063-04-0
Parcel 063.00
Being 121 Gail Drive
Old Hickory, TN 37138

WHEREAS, on the 23rd day of November, 2000, Donald R. O'Guin, Sr., was named Trustee by a Deed of Trust of even date executed by Jacky W. Sawyer and wife, Yolanda C. Sawyer, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust was executed to secure the payment of Nine Thousand Eight Hundred Seventy Four dollars and 71/100 ($9,874.71) principal and interest at 10% per annum on the unpaid balance, said Deed of Trust is recorded in Instrument 20001128-0116679, 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 by instrument 20001128-0116679, 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 December 26th, 2002, January 3rd and 9th 2003 in The City Paper, 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 January 17th, 2003 at 12:30 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 Eighty Nine Thousand (89,000.00), 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, their successors in fee simple, and in bar of all equities above mentioned, the following described real estate, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 9 on the Plan of Polly Acres, as of Record in Book 3700, page 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 81.0 feet on the easterly side of Gail Lane and extends back 199.81 feet on the northerly line and 220.72 feet on the southerly line, to a dead line, measuring 175.2 feet thereon.

Being the same property conveyed to Jacky W. Sawyer and wife, Yolanda C. Sawyer by Warranty Deed from Neil E. Jackson, Jr. and wife, Dorothy Marie Jackson, of record in instrument 20001128-0116678 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 25th Day of April 2003..

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 25th day of April, 2003.

Notary Public

My Commission Expires: May 30, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Eighty-Nine Thousand 00\100 Dollars ($89,000.00).

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

Subscribed and sworn to before me, this the 25th day of April, 2003.

Notary Public

My Commission Expires: May 30, 2004

Maximum Principal Indebtedness for Tennessee Recording Tax Purpose is Eighty-Nine Thousand and 00\100 Dollars ($89,000.00).