Davidson County DEEDTRS
Recvd: 05/02/03 11:20 2pgs
Fees:13.00 Taxes:231.25
20030502-0058852

**PICK-UP**

Name and address of owner:
**American Consulting Corporation**
**P.O. Box 160644**
**Nashville, TN 3716**

Send tax bills:
**Same**

Prepared by:
**David G. Mangum, Attorney**
**2012 Eighth Avenue South**
**Nashville, TN 37204**

**MAP/PARCEL: 162-01-0 038.00**

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated September 17, 2002, recorded in Instrument No. 20021004-0121361, Register's Office, Davidson County, Tennessee, George Soliman, unmarried, conveyed to F.B. Murphy, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated March 26, 2003, recorded in Instrument No. 20030328-0040980, said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Nashville Business Journal*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of April 11, April 18, and April 25, 2003, stating that on Thursday, May 1, 2003 at 3:30 P.M., at the front door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to **American Consulting Corporation**, its successors and assigns, for $37,301.00 which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, **David G. Mangum, Substitute Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **American Consulting Corporation,** (hereinafter referred to as Grantee), its successors and assigns, the following described property situated and lying in Davidson County, Tennessee, with a mailing address of 295 Tusculum Road, Antioch, TN, and more particularly described as follows:

> LAND in the 5th formerly 7th Civil District of Davidson County, Tennessee, being part of Tract No. 1 assigned to H.M. Williams of the Edward L. Ensley Lands, as of

record in Minute Book J, page 782, of the County Court for said County, and described as follows:

BEGINNING at a point in the southerly margin of New Tusculum Road said point being 178 feet west of the original northeast corner of said Tract No. 1; thence south 4-1/2 degrees east 314 feet to a point; thence south 84 degrees west 156.75 feet to a point; thence north 5-1/4 degrees west 300.2 feet to a point in the southerly margin of new Tusculum Road; thence west with the margin of said road, north 77-1/2 degrees east 165.0 feet to the point of beginning.

DEED REFERENCE:
BEING the same property conveyed to George Soliman by deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20021004-0121360, said Register's Office.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal; and any and all other prior liens or encumbrances against said real property.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 1st day of May, 2003.

**David G. Mangum**, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David G. Mangum**, Substitute Trustee, the bargainor, 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, on this the 1st day of May, 2003.

Kay E Farmer
Notary Public

KAY E. FARMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7-29-06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, which

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 62,500.00 cc

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF May 2003.

Brandi Wells
Deputy Register

Subscribed and sworn before me, this 1st day of May, 2003.

Kay E Farmer
Notary Public

My Commission Expires: 7-29-06

#54859