Davidson County DEEDTRS
Recvd: 06/11/03 13:47 2pgs
Fees:13.00 Taxes:451.40
20030611-0080735

# 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 29th day of November, 2002, Donald R. O'Guin, Sr., was named Trustee by a Deed of Trust of even date executed by Jerrod S. Hoyle and wife, Colleen B. Hoyle, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust was executed to secure the payment of One Hundred Twenty Two Thousand Dollars ($122,000.00) principal and interest at 10% per annum on the unpaid balance, said Deed of Trust is recorded in Instrument 20021209-0151426, 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 20021209-0151426 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 14th, 21st and 28th, 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 April 7, 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 One Hundred Twenty Two Thousand and 00/100 Dollars ($122,000.00), 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. 67 on the Plan of Gatewood, Section 1, as of Record in Plat Book 3300, page 47 through 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 AMC Mortgage Company, Inc., A Florida Corporation by Trustee's Deed, of record in Instrument 20010604-0057695, Register's Office for Davidson, County.

Being the same property conveyed to Jerrod S. Hoyle and wife, Colleen B. Hoyle, by Warranty Deed from AMC Mortgage Company, Inc. A Florida Corporation, of record in Instrument 20021209-0151425, Register's Office of 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

JEANETTE GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: May 30, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is One Hundred Twenty Two Thousand and 00/100 Dollars ($122,000.00).

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

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

Notary Public

JEANETTE GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: May 30, 2004

Maximum Principal Indebtedness for Tennessee Recording Tax Purpose is One Hundred Twenty Two Thousand and 00/100 Dollars ($122,000.00).