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

Davidson County DEEDTRS
Recvd: 12/30/03 12:14 2pgs
Fees:13.00 Taxes:102.56
20031230-0183791

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

Map-Parcel Numbers
Map 075-11-0-05400
Parcel 54
Being 644 Mercer Drive
Hermitage, Tennessee 37076

WHEREAS, on the 20th day of August, 2001 and January 24, 2003, Donald R. O'Guin, Sr., was named Trustee by Deeds of Trust of even dates executed by William L. Starnes and wife, Patricia Faye Starnes, conveying to him as Trustee the real estate hereinafter described, said Deeds of Trust were executed to secure the payment of Eighteen Thousand Five Hundred dollars ($18,500.00) principal and all future principal advances under the covenants of the Deed of Trust and interest at Ten and 00/100 (10.00%) per annum on the unpaid balance, said Deeds of Trust are recorded in Instrument 20010821-0090212 and Instrument 20030128-0011527 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Donald R. O'Guin, Sr., was appointed Trustee under said Deeds of Trust by Instrument 20010821-0090212 and Instrument 20030128-0011527, 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 Deeds of Trust, advertised the said real estate as required by law and by the terms of said Deeds of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely November 14th, November 21st and November 26th , 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 Deeds of Trust.

Pursuant to said advertisement, on December 8, 2003 at 12:30 o'clock p.m. at the front door of the Davidson County Register of Deeds, Suite 501, 501 Broadway, 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 Deeds of Trust, and subject to the mortgage liens expressly stated in the 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 Twenty-Seven Thousand Seven Hundred Eighteen and 53/100 Dollars ($27,718.53), 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 Company, 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, towit:

> A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 408 on the Plan of Highlands of Tulip Grove, Section 3 a plan of which is of Record in Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description of said lot.
>
> Said Lot No. 408 fronts 72.43 feet on the westerly side of Mercer Drive, and runs back 146.67 feet on the southerly line and 137.89 feet on the northerly line, to a dead line in the rear on which it measures 75.17 feet.
>
> Being the same property conveyed to William L. Starnes and wife, Patricia Faye Starnes, by Warranty Deed from J. & R. Builders, a partnership, by Jack Williams, a partner, dated January 31, 1980 recorded February 8, 1980 of record in Book 5564, Page 355, in the Register's Office for Davidson County, Tennessee.

I, Donald R. O'Guin, Sr., Trustee, convey to AMC Mortgage Company, Inc. A Florida Corporation. Box 148148, Nashville, Tennessee 37214, all the rights conveyed to me as said Trustee in said 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 Deeds of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee this 30th day of December, 2003.

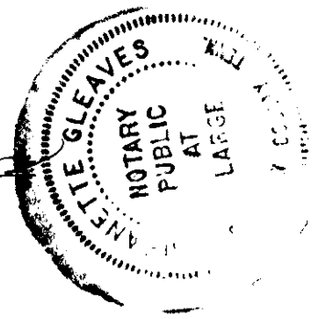
Donald R. O'Guin, Sr., Trustee

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 30th day of December, 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 Twenty-Seven Thousand Seven Hundred Eighteen and 53\100 Dollars ($27,718.53).

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

Subscribed and sworn to before me, this the 30th day of December, 2003.

Notary Public



My Commission Expires: May 30, 2004

Maximum Principal Indebtedness for Tennessee Recording Tax Purpose is Twenty-Seven Thousand Seven Hundred Eighteen and 53\100 Dollars ($27,718.53).