Davidson County DEEDTRS
Recvd: 03/02/04 12:47 3pgs
Fees:18.00 Taxes:21.42
20040302-0023536

Substitute Trustee's Deed

Tennessee
Map: 92-5 295.00

WHEREAS, by Deed of Trust Dated June 7, 2002, and recorded in Instrument No. 20020618-0073879 in the Register's Office of Davidson County, Tennessee Duane L. Summers, a single person, conveyed to Deborah Cole, Trustee(s), the hereinafter described property for the purpose of securing The payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20030619-0084635 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise for sale in conformity with the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on February 26, 2004, at the outside door of the Register of Deeds Office located at 501 Broadway Suite 501, Gaylord Entertainment Center of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale PGF Investment, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of Five-Thousand Ninety Dollars and no/100; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by PGF Investments, of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Richard Manson, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said PGF Investments, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot(s) 19, as shown on the map entitled Sam and Emily Lee's Subdivision, of record in Plat Book 421, page(s) 191, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Duane L. Summers obtained title to the above referenced real estate by Deed of Record in Instrument No. 20020618-0073878, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and herditaments thereunto belonging or in any wise appertaining unto PGF Investments, its successors and assigns in fee simple forever, to whom the said Richard Manson, Substitute Trustee, warrants the title to the aforementioned real property against the lawful claims of all person claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Recording and Release Fees	*$25.00*
Advertisement& Publication Expense	*$255.00*
Attorney& Trustee Fees	*$950.00*
Title Search	*$125.00*
Credit on Note	*$4,431.86*
	$5,786.86

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IT WITNESS WHEREOF, the said Richard Manson, Substitute Trustee, has on March 1st, 2004 hereunto set his hand and seal.

Richard Manson, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of March, 2004, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Richard Manson to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office the day and Year above written.

BRENDA ANNE WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

Notary Public *My Commission Expires*

Property Owner and Agency Responsible
PGE Investments
C/O Carl Boone
129 Cherry Hill Dr. Ste 17B
Hendersonville, TN 37075

Property Address
2908 Clifton Avenue
Nashville, TN 37209

Return Document To:
THIS INSTRUMENT PREPARED BY:

Manson, Jones & Associates
1319 Fifth Avenue North
Nashville, Tennessee 37208-2726
(615 254-1600)

State of Tennessee- County of Davidson
The Actual Consideration of True Value, Whichever
Is Greater, for this Transfer is
Five-Thousand Seven Hundred Ninety-Dollars and no/100

Affiant Carl Boone PGF Investments

Subscribed and Sworn to before me, this the 1st day of March 2004.

Notary

BRENDA ANNE WILSON
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:
LARGE

My Commission Expires SEPT. 22, 2007