Davidson County DEEDTRS
Recvd: 03/08/04 13:53 2pgs
Fees:13.00 Taxes:305.44

20040308-0026271

PICK-UP

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6750 Lenox Center Court, Suite 202
Memphis, TN 38115
901-767-5566
Fax: 901-761-5690

Name: Clyde Mallard, and wife, Cleota Roberts Mallard
S&K#: 03-4162
Loan#: 8014235439

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 15, 1994, recorded in Book 9252, Page 911, Register's Office of Davidson County, Tennessee, Clyde Mallard, unmarried, conveyed to Vanessa Henry, Trustee, 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 Number 20031211-0177809, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under 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 sale Deed of Trust by which advertisement the sale was appointed to be held on March 3, 2004, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; 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 time the said property was struck off and sold to AMERICAN CONSULTING CORPORATION, whose address is 1146 Longview Drive, Hendersonville, TN 37075, at and for the sum of $66,003.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, 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 AMERICAN CONSULTING CORPORATION, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Denise Griffin, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said AMERICAN CONSULTING CORPORATION, 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:

Described property located in the City of Nashville Civil District Davidson County, Tennessee, to wit:

Lot Number 387 on the Plan of Haynes Manor, Section 3, of record in Book 4175, Page 11, Register's Office for said County.

Said lot fronts 75 feet on the westerly side of DuBois Drive, and extends back 164.9 feet on the northerly line and 176.4 feet on the southerly line to a dead line, which is a broken line and measures 88.14 feet thereon.

This legal description is identical with that in Trust Deed recorded in Book 9252, Page 911, Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 9252, Page 911, Register's Office of Davidson County, Tennessee.

The last deed of record is Quitclaim Deed recorded in Book 9427, Page 288, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto AMERICAN CONSULTING CORPORATION, its successors and assigns, in fee simple forever, to whom the said Denise Griffin, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Denise Griffin, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Denise Griffin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 31st day of March, 2004, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Denise Griffin, 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.

JEAN M. SINCLAIR NOTARY PUBLIC AT LARGE SHELBY CO., TN

12/20/05
My commission expires:

Notary Public

My Comm. Exp. 12-20-05

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer ~~STATE OF TENNESSEE~~ ~~COUNTY OF DAVIDSON~~ eater than the amount which the property transferr e.

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,550.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March 2004.

Brandi Ward
Deputy Register

Subscribed and sworn to before me _____, 2004.

My commission expires:

Notary Public

PROPERTY ADDRESS: 3809 Dubois Drive, Nashville, TN 37207

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
AMERICAN CONSULTING CORPORATION
1146 Longview Drive
Hendersonville, TN 37075

S & K #:03-4162
Map & Parcel – 59-10/183

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.