Davidson County DEEDTRS
Recvd: 03/08/04 13:54 2pgs
Fees:13.00 Taxes:218.30
20040308-0026272

PICK-UP

THIS INSTRUMENT PREPARED BY & RETURN TO:
Joel A. Freedman, Attorney
Priority Trustee Services of TN, L.L.C.
3300 N.E. Expressway, Building 8
ATLANTA, GA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 3, 1997, and recorded in the Register's Office of Davidson County, Tennessee, at instrument 10616, Page 272, ("Deed of Trust"), Betty H.Osiborski and Jerzy C.Osiborski conveyed to Ron Suedekum, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, **Bank of America NA,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument **200402040013877**, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 1/29/2004, 2/5/2004, 2/12/2004, in THE NASHVILLE RECORD, by which advertisement the sale was held on February 26, 2004, at the At the corner of Fifth and Broadway at the Main Entrance to the Gaylord Entertainment Center in Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Higgins, Himmelberg & Piliponis, P.L.L.C., the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **American Consulting Corporation**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 30,601.00**; and

WHEREAS, **American Consulting Corporation** has/have complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by **American Consulting Corporation** as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Priority Trustee Services of TN, L.L.C.**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **American Consulting Corporation**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

All that certain land in Davidson County, Tennessee, being lot no.93 on the map of Victory Height's Subdivision, as of record in book 1130, page 97, Register's Office for said county, said lot fronts 60 feet on the north side of Onrida Avenue, and runs back 170.3 feet on the west line, 169.6 feet on the east line to a dead line in the rear on which it measures 60 feet. Being that same property conveyed to Jerzy C. Osiborski and wife, Betty H. Osiborski dated 05/26/1961, recorded 05/31/1961 in book/page 3225, page 331.

The last recorded Warranty Deed was filed of record at Book 3225, Page 551, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto forever, to **American Consulting Corporation**, his/her/their successors and assigns, whom the said, **Priority Trustee Services of TN, L.L.C.**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, **Priority Trustee Services of TN, L.L.C.**, Substitute Trustee, has hereunto set his hand, this 26th day of February, 2004.

Priority Trustee Services of TN, L.L.C.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On this 26th day of February, 2004, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared , Dionne Simmons, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Vice President of **Priority Trustee Services of TN, L.L.C.**, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the limited liability company by himself or herself as such officer or member.

WITNESS my hand and Notarial Seal the day and year above written.

GERMAINE DUNCAN NOTARY PUBLIC CLAYTON COUNTY GEORGIA MY COMMISSION EXPIRES SEPT. 21, 2007

Notary Public

My Commission Expires: _____

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STATE OF GEORGIA
COUNTY OF DEKALB

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

AFFIANT

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

Deputy Register

I hereby swear or affirm that to the best of my k ation for this transfer or value of the property transferred, whic ıal to or greater than the amount which the property transferred

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 26th DAY OF FEBRUARY 2004.

GERMAINE DUNCAN NOTARY PUBLIC CLAYTON COUNTY GEORGIA MY COMMISSION EXPIRES SEPT. 21, 2007

Notary Public

My Commission Expires: _____

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MSP No.: 590.0400392TN (Osiborski)
Lender Loan No.: 7017982203
Property Address: 811 Oneida Avenue Drive Park, Nashville, TN 37207
Tax Parcel ID No.: 71-12; 193.00

Mail Tax Notices To and Property Owner:
American Consulting Corporation
1146 Longview Dr.
Hendersonville,TN37075