Davidson County DEEDTRS
Recvd: 05/14/04 10:22 3pgs
Fees:18.00 Taxes:35.15
20040514-0056693

THIS INSTRUMENT PREPARED BY:
William T. Hill, Attorney at Law
AmSouth Center
315 Deaderick Street, Suite 1230
Nashville, Tennessee 37238-1230

SUBSTITUTE TRUSTEE'S DEED

Address New Owner and Send Tax Bills To:

Value Services, L.L.C.
13498 Walsingham Road
Largo, Florida 33774

Map-Parcel Numbers:

147-11-75

WHEREAS, Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Tonya Shepherd, unmarried to John T. Cook, Trustee, dated the 13th day of March, 2003, and being of record in Instrument No. 20030317-0034912, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof, Value Services, L.L.C.

WHEREAS, Appointment of Substitute Trustee having been duly executed by the holder of the note and beneficiary of said Deed of Trust, Appointment of Substitute Trustee being of record in Instrument No. 20040312-0028430, in the Register of Deed's Office, Davidson County, Nashville, Tennessee, and appointing William Timothy Hill as Substitute Trustee.

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock noon (12:00 noon), April 30, 2004, at the Register of Deeds Office, Gaylord Entertainment Center, 501 Broadway, Nashville, Tennessee, Davidson County, when and where Value Services, L.L.C., ("Grantee"), became the last and highest bidder at the price of Nine Thousand Five Hundred Dollars and NO/100 ($9,500.00).

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, William Timothy Hill, Substitute Trustee, hereby conveys the Property described hereto in Exhibit "A", to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

William Timothy Hill, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims

of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 4th day of May, 2004.

William Timothy Hill, as
Substitute Trustee and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named William Timothy Hill, Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of May, 2004.

Notary Public

My commission expires:

NANCY C. JOHNSON
Notary Public, Davidson Co., TN
My Comm. Expires Nov. 27, 2004

NANCY C. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $9,500.00.

Affiant

Subscribed and sworn to before me this 4th day of May, 2004.

Notary Public

My commission expires:

NANCY C. JOHNSON
Notary Public, Davidson Co., TN
My Comm. Expires Nov. 27, 2004

NANCY C. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 417 on the Plan of Whispering Hills, Section II-C, as of record in Book 2663, Pages 66 and 67, Register's Office for Davidson County, Tennessee; to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Tonya Shepherd, a single woman, by Warranty Deed from Relocation Executives, Inc., as successor Trustee, of record in Instrument No. 20030317-0034910, Register's Office for Davidson County, Tennessee.

This is improved property known as 523 Leeanne Drive, Nashville, TN 37211.