Map 135-14A
Parcel 76

This instrument was Prepared by:
William A. Vernich, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
201 4th Avenue North, Suite 1300
Nashville, TN 37219

ADDRESS NEW OWNER:

Bank of America Remarketing
Mail Code: CA7-701-03-64
275 S. Valencia Avenue
Brea, CA 92823

SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $96,655.00.

AFFIANT

Subscribed and sworn to before me this the 14th day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 3-26-08

Davidson County DEEDTRS
Recvd: 07/23/04 10:07 3pgs
Fees:18.00 Taxes:357.62
20040723-0088161

LAURA J. MARTIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 14th day of October, 1998, Ronald H. Bentley and Linda H. Bentley, executed a Deed of Trust, to Ron Suedekum, Trustee, to secure a promissory note of even date in the amount of $98,192.52, payable to the order of NationsBank, N.A., as fully set out in Book 11173, page 508, Register's Office for Davidson County, Tennessee; and

WHEREAS the said Ron Suedekum, Trustee, is unable to act as Trustee, and I have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record in Instrument number 20040603-0065049, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Bank of America, N.A, successor in interest to NationsBank, N.A., the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Herman O. Loewenstein, Substitute Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on June 10, 2004, June 17, 2004 and June 24, 2004, respectively;

WHEREAS, pursuant to said notice, William A. Vernich, the duly appointed agent of Herman O. Loewenstein, as Substitute Trustee, did appear on Wednesday, July

7, 2004 at 10:00 A.M. at the main (north) door of the Register of Deeds Office for Davidson County, Tennessee, Gaylord Entertainment Center, 501 Broadway, Nashville, Tennessee (the Davidson County Courthouse being under renovation) and announced that the sale was adjourned to Wednesday, July 14, 2004 at 10:00 A.M. Said sale to be held under the terms and conditions as set forth in the substitute trustee sale notice.

WHEREAS pursuant to said notice, I, the undersigned, Herman O. Loewenstein, as Substitute Trustee, through my duly appointed agent, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Wednesday, July 14, 2004, at 10:00 A.M. at the main door of the Register of Deeds Office for Davidson County, Tennessee, Gaylord Entertainment Center, 501 Broadway, Nashville, Tennessee; and

WHEREAS, at said sale, Bank of America, N.A. was the highest and best bidder, the amount of its bid being in the sum of Ninety-Six Thousand Six Hundred and Fifty-Five ($96,655.00) Dollars,; and

NOW, THEREFORE, I, Herman O. Loewenstein, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Ninety-Six Thousand Six Hundred and Fifty-Five ($96,655.00) Dollars, credited and applied, as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto Bank of America, N.A., hereinafter known as the Grantee, its successors and assigns a certain tract of land in Davidson County, Tennessee, described as follows:

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED BOOK 10132, PAGE 639, ID# 135-14-A-76, BEING KNOWN AND DESIGNATED AS LOT 101, PINNACLE POINT SUBDIVISION PHASE THREE, FILED IN PLAT BOOK 6900, PAGE 391-393 RECORDED 08/06/87.

BY FEE SIMPLE DEED FROM STEPHEN THOMAS MEEK AND CAROL EMILY MEEK, HUSBAND AND WIFE AS SET FORTH IN BOOK 10132 PAGE 639 DATED 07/19/1996 AND RECORDED 07/25/1996, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

The street address of the Property is believed to be 628 Mt. Hood Drive, Antioch, Tennessee 37013, but such address is not part of the legal description of the Property. In the event of a discrepancy, the legal description herein shall control.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns, forever.

I, Herman O. Loewenstein, Substitute Trustee, under the said Deed of Trust of record in Book 11173, Page 508, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Grantee, its successors and assigns, all the rights, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample fashion as I as Substitute Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Herman O. Loewenstein, Substitute Trustee, has hereto set his hand, this the 14th day of July, 2004.

Herman O. Loewenstein, SUBSTITUTE TRUSTEE
A RESIDENT OF NASHVILLE, DAVIDSON
COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Herman O. Loewenstein, Substitute Trustee, the bargainor, with whom I am acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein contained.

WITNESS my hand and official seal at offices in Nashville, Tennessee, this 14th day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 3-26-05

