Davidson County DEEDTRS
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Fees:13.00 Taxes:166.13
20040729-0090892

This Instrument Prepared By:
Elizabeth H. Bowling, Staff Attorney
AEDC Federal Credit Union
P. O. Box 1210
Tullahoma, TN 37388

Owner and Tax Responsibility
Aubrey Hiam
301 Fairbanks Road
Goodlettsville, TN 37072

Map 155-10-0-A; Group - ; Ctl. Map 155-10-0-A; Parcel 099.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated August 17, 2001, of record in Instrument No. 20010821-0090077, Register's Office, Davidson County, Tennessee, ANN VINISE LONG DIPASQUALE, conveyed to Jimmie Bearden, Trustee for AEDC Federal Credit Union, the hereinafter described real estate to secure a certain promissory note dated August 17, 2001, executed by ANN VINISE LONG DIPASQUALE, in the amount of $45,000.00, evidenced by the promissory note being incorporated by reference in said deed of trust, and,

WHEREAS, default was made in the payment of said note and the owner and holder thereof having directed the undersigned Substitute Trustee (see Appointment of Substitute Trustee, of record in Instrument No. 20040622-0073373, Register's Office, Davidson County, Tennessee) to sell said property, as provided by said deed of trust, I, ELIZABETH H. BOWLING, Substitute Trustee, did cause said real estate to be advertised for sale in accordance with the terms and provisions of said deed of trust, advertising that said property would be sold at 12:00 p.m., on July 28, 2004, at the front door of the Register of Deeds Office, Gaylord Entertainment Center, 501 Broadway, Nashville, Davidson County, Tennessee, to the highest, best and last bidder for cash in bar of all equities of redemption, statutory right of redemption, homestead, dower and all other rights and exemptions of every kind, all said exemptions being expressly waived in said deed of trust, but subject to the lien of all taxes assessed against the subject property; and at said time and place stated in said Substitute Trustee's Notice of Sale of Real Estate and pursuant to said deed of trust and notice, I, ELIZABETH H. BOWLING, Substitute Trustee, during legal hours, offered said property for sale at the front door of the Register of Deeds Office, Gaylord Entertainment Center, 501 Broadway, Nashville, Davidson, Tennessee, at public outcry; and after receiving competitive bids, sold said property to AUBREY HIAM, at the price of $44,900.00, paid by said AUBREY HIAM, and by crediting said sum on the indebtedness secured by said deed of trust, I, ELIZABETH H. BOWLING, Substitute Trustee, have this day bargained and sold and by these presents do hereby sell, transfer and convey unto said AUBREY HIAM, their heirs and assigns, that certain tract or parcel of land, together with the buildings and improvements thereon located, lying and situated in the Davidson County, Tennessee, bounded and described as follows, to-wit:

> Being Lot No. 102 on the plan of McCrory Trace Estates, as of record in Plat Book 6900, pages 720 to 723, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Ann Vinise Long DiPasquale by Quitclaim Deed from Joseph DiPasquale of record in Instrument No. 20010228-0018554, Register's Office of Davidson County, Tennessee. Originally being the same property conveyed to Joseph DiPasquale and wife, Ann Vinise DiPasquale, by deed of record in Book 9333, page 693, and re-recorded in Book 9417, page 935, Register's Office of Davidson County, Tennessee. The said Joseph DiPasquale and Ann Vinise DiPasquale having since divorced.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said AUBREY HIAM, their heirs and assigns, in fee simple forever, and in bar of all rights of equity of redemption, but subject to any unpaid taxes assessed against the subject property.

AND I, ELIZABETH H. BOWLING, Substitute Trustee, do hereby transfer, convey and set over to said AUBREY HIAM, all of the covenants and warranties contained in the aforesaid deed of trust, and do hereby warrant the title to said real estate, as fully as I am authorized to do so as Substitute Trustee, but no further or otherwise.

WITNESS MY HAND this 29 day of July, 20 04.

ELIZABETH H. BOWLING, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, ELIZABETH H. BOWLING, Substitute Trustee, bargainor, with whom I am personally acquainted, and who acknowledged that she executed the forgoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal this 29th day of July, 2004

NOTARY PUBLIC

LISA CUNNINGHAM NOTARY PUBLIC AT LARGE COFFEE COUNTY TENNESSEE

My Commission Expires:
8-25-07

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 44,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SWORN TO and subscribed before me, this 29th day of July, 2004

NOTARY PUBLIC

LISA CUNNINGHAM NOTARY PUBLIC AT LARGE COFFEE COUNTY TENNESSEE

My Commission Expires: 8-25-07
