Davidson County DEEDTRS
Recvd: 08/12/04 10:05 2pgs
Fees:13.00 Taxes:333.00
20040812-0097391

TRUSTEE'S DEED

DEEDED TO:
AMC Mortgage Company, Inc.
A Florida Corporation
P.O. Box 148148
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY:
American Escrow Service Inc.
P.O. Box 148148
Nashville, Tennessee 37214-8148
(615) 391-0655
FAX (615) 872-9982

SEND TAX BILLS TO:
AMC Mortgage Company, Inc.
P.O. Box 148148
Nashville, Tennessee 37214

Map-Parcel Numbers
Map 162-13-0
Parcel 063.00
241 Cedar Creek Drive
Nashville, TN 37211

WHEREAS, on the 18th day of September, 2002, Donald R. O'Guin, Sr., was named Trustee by a Deed of Trust of even date executed by James M. Climer, Jr., conveying to him as Trustee the real estate hereinafter described, said Deed of Trust was executed to secure the payment of Ninety-Two Thousand One Hundred Two Dollars and 95/100 ($92,102.95) principal and all future principal advances under the covenants of the Deed of Trust and interest at Ten and 00/100 (10.00%) per annum on the unpaid balance, said Deed of Trust is recorded in Instrument 20020930-0118511, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Donald R. O'Guin, Sr., was appointed Trustee under said Deed of Trust by Instrument 20020930-0118511, recorded in the Register's Office for Davidson County, Tennessee, I, Donald R. O'Guin, Sr., Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Trustee in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely July 9th, 16th, and 23rd, 2004 in The City Paper, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust.

Pursuant to said advertisement, on August 2, 2004 at 10:00 o'clock a.m. at the front door of the Davidson County Register of Deeds, Suite 501, 501 Broadway, Nashville, Tennessee, I, as said Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities, as provided in said Deed of Trust, and subject to the mortgage liens expressly stated in the Deed of Trust, at which time AMC Mortgage Company, Inc., A Florida Corporation, P.O. Box 148148, Nashville, Tennessee 37214, submitted the highest bid in the amount of Ninety Thousand and 00/100 Dollars ($90,000.00), and,

NOW THEREFORE, in consideration of the premises, I, Donald R. O'Guin, Sr., Trustee, do hereby sell, transfer and convey to AMC Mortgage Company, Inc., A Florida Corporation, P.O. Box 148148, Nashville, Tennessee 37214, their successors in fee simple, and in bar of all equities above mentioned, the following described real estate, towit:

A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 111 on the Plat of Cedarwood Estates, Section 2, of Record in Book 4860, page 58, Register's Office for Davidson County, Tennessee.

Said Lot 111 fronts 75.00 feet on the westerly margin of Cedarcreek Drive and extends back 221.23 feet on the northerly line and 120.0 feet on the southerly line to a line on the rear on which it measures 125.99 feet.

Being the same property conveyed to, James M. Climer, Jr. and wife, Karen S. Climer by Warranty Deed from James K. Burton and wife, Edna V. Burton, of record in Book 7250, page 943, Register's Office for Davidson County, Tennessee. The said Karen S. Climer died on February 14, 1996 in Davidson County, Tennessee.

I, Donald R. O'Guin, Sr., Trustee, convey to AMC Mortgage Company, Inc. A Florida Corporation. Box 148148, Nashville, Tennessee 37214, all the rights conveyed to me as said Trustee in said Deed of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises being solely as Trustee and not otherwise, under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee this 12th day of August , 2004.

Donald R. O'Guin, Sr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Donald R. O'Guin, Sr., the Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of August, 2004.

Notary Public

JULIE M. SCARCE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires 11/24/2007

My Commission Expires: 11/24/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Ninety Thousand and 00\100 Dollars ($90,000.00).

Affiant, Donald R. O'Guin, Sr., Trustee

Subscribed and sworn to before me, this the 12th day of August, 2004.

Notary Public

My Commission Expires: 11/24/07

Maximum Principal Indebtedness for Tennessee Recording Tax Purpose is Ninety Thousand and 00\100 Dollars ($90,000.00).

JULIE M. SCARCE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires 11/24/2007