Davidson County DEEDTRS
Recvd: 08/13/04 11:22 3pgs
Fees:18.00 Taxes:137.29
20040813-0098107

SEND TAX BILLS TO:

TransLand Financial Services
2701 Maitland Center Pkwy
Suite 300
Maitland, FL 32751-7294

THIS INSTRUMENT PREPARED BY:

Timothy A. Davis, B.P.R. # 20048
Attorney at Law
207 South College Street
Lebanon, TN 37087
(615) 444-7272

Map Parcel Numbers 071-04-0-256.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, a Deed of Trust was executed on March 25, 2003 by Sam Young, an unmarried man, to Allen E. Schwartz, Esq., as Trustee, as same appears of record in the office of the Register of Davidson County, Tennessee, as recorded in Instrument number 20030328-0040638, ("the Deed of Trust"), to secure the payment of a promissory note payable to the order of TransLand Financial Services, in the principal sum of Eighty-Two Thousand Four Hundred Eighteen and 00/100 Dollars ($82,148.00), plus interest; and

WHEREAS, the above named trustee has been replaced by Timothy A. Davis, as Substitute Trustee, as recorded in Instrument Number 20040621-0073076, in said Register's Office, and is empowered to serve with all the title, powers, and duties of the original Trustee named in said Deed of Trust described above; and

WHEREAS, default having been made in the payments and conditions of said note and the owner and holder of said note instructed Timothy A. Davis, Substitute Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and

WHEREAS, Timothy A. Davis, Substitute Trustee, did advertise in accordance with the provisions of said Deed of Trust, giving notice of intent to sell said property at the Main door of the General Sessions Courthouse, 501 Great Circle Road in Nashville, Davidson County, Tennessee on Wednesday, the 28th day of July, 2004 at 10:00 A.M.; and

WHEREAS, at the time and place stated in said advertisement, the said Timothy A. Davis, Substitute Trustee, offered the property, hereinafter described, for sale to the highest bidder for cash at public outcry, free from the statutory and equity of redemption, homestead and dower and all other exemptions which were expressly waived in said Deed of Trust, but subject to unpaid property taxes, assessments, subdivision restrictions, building lines, easements, and all prior liens and encumbrances of record superior in right to the Deed of Trust; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Timothy A. Davis, Substitute Trustee, offered for sale and sold said property to TransLand Financial Services, for Thirty-Seven Thousand, One Hundred Six and 56/100 Dollars ($37,106.56) and cancellation of the indebtedness, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Thirty-Seven Thousand, One Hundred Six and 56/100 Dollars ($37,106.56) cash in hand paid, the receipt of which is hereby acknowledged, and the cancellation of the indebtedness, I, Timothy A. Davis, Substitute Trustee, do hereby bargain and sell, and by these presents, transfer and convey unto the said TransLand Financial Services, their heirs and assigns, the following described property in Davidson County, Tennessee, to wit:

> Being Lot No. 288 on the Plan of Shepardwood, Section 3, in Plat Book 5210, Page 158, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
> Being the same property conveyed to Sam Young, an unmarried man from Mid State Home Services, LLC, as of record in Instrument Number 20030328-0040637, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY, commonly known as 2120 Oakwood Avenue, Nashville, Tennessee 37207

TO HAVE AND TO HOLD said property with the appurtances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever, but subject to unpaid property taxes, assessments, subdivision restrictions, building lines, easements, and all prior liens and encumbrances, and superior liens of record.

I assign to said Grantee any and all warranties held by me as Substitute Trustee, but not otherwise,

WITNESS MY SIGNATURE this the 28th day of July, 2004.

Timothy A. Davis, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named, Timothy A. Davis, Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that he/she executed the within and foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL on this the 28th day of July, 2004.

Kimberly M. Holt
NOTARY PUBLIC AT LARGE
My Commission Expires: 10-30-2007

KIMBERLY M. HOLT NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer Thirty-Seven Thousand, One Hundred Six and 56/100 Dollars ($37,106.56)

Kimberly M. Holt
Affiant

SWORN TO AND SUBSCRIBED before me, this the 28 day of July, 2004.

Celeste Rivers
NOTARY PUBLIC AT LARGE
My Commission Expires: 3/9/08

CELESTE RIVERS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND TIMOTHY A. DAVIS, ATTORNEY AT LAW SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.