This Instrument Prepared By:

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Davidson County DEEDTRS
Recvd: 10/06/04 15:04 2pgs
Fees:13.00 Taxes:407.00
20041006-0120724

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
Richard and Candy Ames 2027 Shoreline Drive Mt. Juliet, Tennessee 37122	Same	Map No. 086-14-0-B Parcel 112.00 CO

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $110,001.00.

Affiant

Subscribed and sworn to before me, this 29th day of September, 2004.

Notary Public

My Commission Expires: January 28, 2006

WHEREAS, by Deed of Trust dated October 9, 1998 and recorded in Book 11158, Page 553, Register's office for Davidson County, Tennessee, Wade S. Mitchell and wife, Sherry B. Mitchell, conveyed to Ken C. Howell, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument of record in Instrument No. 20040823-0101746, said Register's office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust and such ad appeared in The Nashville Record on September 2, 2004, September 9, 2004, and September 16, 2004; and

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 27th day of September, 2004, at 11:15 o'clock a.m. at the front door of the Davidson County Register of Deeds Office, 501 Broadway, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, Richard Ames and wife, Candy Ames, being the highest and best bidder, became the purchaser of said property at and for the sum of One Hundred Ten Thousand and One Dollar ($110,001.00).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Richard Ames and wife, Candy Ames, the following real estate:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Fleetwood Subdivision, Phase Two, being a planned unit development, as shown on the Plat of record in Plat Book 6900,

Page 738, the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more particular description.

Being the same property conveyed to Wade S. Mitchell and wife, Sherry B. Mitchell, by Deed of record in Book 8973, Page 818, Register's Office of Davidson County, Tennessee.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all homestead, dower, equitable right of redemption, statutory right of redemption, marital share and all other exemptions and redemptive rights of every kind in the makers of said Deed of Trust, and all persons claiming through and under said makers.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Richard Ames and wife, Candy Ames, their heirs, successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Register's Office. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 29th day of September, 2004.

David M. Smythe
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Shelby L. Orr, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 29th day of September, 2004.

Notary Public

My Commission Expires: January 28, 2006