PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6750 Lenox Center Court, Suite 202
Memphis, TN 38115
901-767-5566
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Davidson County DEEDTRS
Recvd: 10/07/04 10:53 2pgs
Fees:13.00 Taxes:245.09
20041007-0121153

Name: Jean G. Marshall,
S&K#: 02-2803
Loan#: 9000042347

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 10, 1983, recorded in Book 6077, Page 105, Register's Office of Davidson County, Tennessee, Lewis Shingler and wife Bertha J. Shingler and Jean G. Marshall, unmarried, conveyed to Albert W. Johnson, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20040827-0104000, in the Register's Office of Davidson County, Tennessee; 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 by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on September 29, 2004, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; 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 time the said property was struck off and sold to AMERICAN CONSULTING CORPORATION, whose address is 1146 Longview Drive, Hendersonville, TN 37075, at and for the sum of $36,240.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by AMERICAN CONSULTING CORPORATION, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Denise Griffin, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said AMERICAN CONSULTING CORPORATION, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Part of Lot Number 8, Map of Lots at Madison, Tennessee for W. N. Gray, of record in Plat Book 974, Page 22, Register's Office, Davidson County, Tennessee and further described as follows:

Said part of Lot Number 8 fronts 100 feet, more or less on the northerly margin of said part of Old Hickory Boulevard west and runs back 123.6 feet, more or less on the westerly margin and 127 feet, more or less on the easterly margin to a dead line in the rear whereon it measures 100 feet.

This legal description is identical with that in Trust Deed recorded in Book 6077, Page 105, Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 6077, Page 105, Register's Office of Davidson County, Tennessee.

The last deed of record is Quitclaim Deed recorded in Book 11379, Page 436, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto AMERICAN CONSULTING CORPORATION, its successors and assigns, in fee simple forever, to whom the said Denise Griffin, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Denise Griffin, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Denise Griffin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 21st day of September, 2004, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Denise Griffin, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office the day and year above written.

12.20.05
My commission expires:

Notary Public

I, or we, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or value more or less than the actual consideration, whichever is greater, is the amount which the property transferred would command at a fair voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,240.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October 2004.

Deputy Register

MARY ANNE LANE NOTARY PUBLIC AT LARGE SHELBY CO., TN

My Comm. Exp. 12-20-05

Affiant

Subscribed and sworn to before me on the _____, day of _____, 2004.

My commission expires:

Notary Public

PROPERTY ADDRESS: 504 Old Hickory Boulevard West, Madison, TN 37115

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
AMERICAN CONSULTING CORPORATION
1146 Longview Drive
Hendersonville, TN 37075

S & K #:02-2803
Map & Parcel – 042-12-0-058.00

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.