Davidson County DEEDTRS
Recvd: 01/18/05 14:52 2 pgs
Fees:13.00 Taxes:296.93
20050118-0006206

This instrument prepared by:
Kevin J. Jones
Attorney at Law
1801 8th Avenue South, Suite 100
Nashville, Tennessee 37203

Address New Owner:
American General Financial
Services, Inc.
506Enon Springs Road E.
Smyrna, Tennessee 37167

Send Tax Bills To:

SAME

Map/ Parcel

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated September 13, 1999, executed by Chatigua Booker and husband,Henry E. Booker, to D.W.McMackin,a resident of Davidson County,Tennessee, Trustee, as of record at Book 11667, Page 985, Register's Office for Davidson County, Tennessee, the Chatigua Booker and husband,Henry E.Booker, conveyed to the said Trustee the there within-described real property to secure the payment of the indebtedness described therein; and,

WHEREAS, by an Appointment of Substitute Trustee of record at Instrument No.20040929-0117088, Register's Office for Davidson County, Tennessee, Kevin J. Jones, Nashville, TN, was appointed as Substitute Trustee; and,

WHEREAS, default was made in the payment of said indebtedness and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand upon me, Kevin J. Jones, Nashville, TN, Substitute Trustee, to exercise the power of sale contained in said Deed of Trust; and,

WHEREAS, I caused said property to be advertised in The Nashville Record, a newspaper published in Davidson County, Tennessee, once each week for three (3) consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 11:00 a.m., on January 14, 2005, at the front door of the Metro City Hall,the Old Ben West Library Building at 225 Polk Avenue(downtown Nashville)Nashville,Tennessee, for cash; and,

WHEREAS, the highest, last and best bid received was in the amount of $80,250.00, said offer and bid having been made by American General Financial Services, Inc.;

NOW, THEREFORE, in consideration of said sum, I, Kevin J. Jones, Nashville, TN, Substitute Trustee, have bargained and sold and by these presents do transfer and convey to the American General Financial Services, Inc., its successors, heirs and assigns, a certain tract or parcel of land inDavidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 66, Haywood Forest, Section Three Subdivision, as recorded in Book 5200, page 245, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Chatiqua Booker, a married person, by deed from

Gregory N. Bernard, unmarried, of record in Book 9443, page 665, said Register's Office.

Henry E. Booker, spouse of Chatiqua Booker, joins in this conveyance for the sole purpose of conveying any and all marital interest he may have in subject property, now or hereafter.

TO HAVE AND TO HOLD, said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said American General Financial Services, Inc., its successors, heirs and assigns, forever.

This conveyance is made by me as Substitute Trustee of all my right, title and interest in the property as described in the within above-referenced Deed of Trust, without warranty of any kind, and no further or otherwise.

WITNESS my hand this 17 day of January, 2005.

Kevin J. Jones, Nashville, TN, Substitute Trustee

STATE OF TENNESSEE)
)SS:
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin J. Jones, Nashville, TN, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17 day of January, 2005.

Notary Public
My Commission Expires: 7-24-06

STATE OF TENNESSEE)
)SS:
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $80,250.00.

Affiant

Subscribed and sworn to before me this 17 day of January, 2005.

Notary Public
My Commission Expires: 7-24-06