(Wanner, Lillian/AmSouth)
This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
MAP/ PARCEL NUMBER: 94-2-34
1613 ELECTRIC AVENUE
NASHVILLE, TN 37206

NO MORTGAGE
New Owner - Send Tax Bills:
AUBREY HIAM
301 FAIRBANKS ROAD
GOODLETSVILLE, TN 37072

Davidson County DEEDTRS
Recvd: 04/05/05 09:45 2 pg
Fees:13.00 Taxes:133.20
20050405-0036784

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on JANUARY 5, 2000, GUARANTY TITLE COMPANY, was named Trustee in a Deed of Trust of even date executed by **LILLIAN WANNER, UNMARRIED, AND KIM M. FRANKS, MARRIED**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$49,000.00**, principal and interest at **7.750%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 200001060001833, AND RE-RECORDED IN INSTRUMENT NO. 20011024-0116389,** in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, **J. PHILLIP JONES OR I. DYKE TATUM**, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT # 20050309-0026157**, in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES**, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute 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: **MARCH 10, 2005/MARCH 17, 2005/MARCH 24, 2005**. in **THE NASHVILLE RECORD**, 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 **FRIDAY, APRIL 1, 2005, AT 11:00 A.M. OUTSIDE THE DOOR OF THE DAVIDSON COUNTY REGISTER OF DEEDS WHICH IS INSIDE THE GAYLORD ENTERTAINMENT CENTER AT 501 BROADWAY, SUITE 501, (ENTER THE NORTHWEST ENTRANCE NEAR SIXTH AVENUE SOUTH) IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE** I, as said Substitute 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, at which time **AUBREY HIAM, A MARRIED PERSON**, submitted the highest and best bid in the amount of **$36,000.00**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **AUBREY HIAM.** its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 71, on the Map of Shelby Village No. Three, as of record in Book 2083, page 6, Register's Office for said County.

Said Lot No. 71 fronts 52 feet on the north side of Electric Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Kim M. Franks and Lillian Wanner from John R. Yates and wife, Donna Jonell Yates of record in Instrument No. 200001060001832, Register's Office for Davidson County, Tennessee.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **AUBREY HIAM.**, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, on APRIL 1, 2005.

J. PHILLIP JONES
Substitute 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, **J. PHILLIP JONES**, Substitute Trustee, 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 office at Nashville, Tennessee on APRIL 1, 2005

Notary Public

My Commission Expires: March 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$36,000.00**

Affiant

Subscribed and sworn to before me, this 1ST day of APRIL, 2005.

Notary Public

My Commission Expires: March 21, 2009