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PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6750 Lenox Center Court, Suite 202
Memphis, TN 38115
901-767-5566
Fax: 901-761-5690

Name: Tondallia Jones, and Nettie B. Guthrie, both unmarried, as joint tenants with rights of survivorship
S&K#: 05-0790
Loan#: 25067620

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 12, 1997, recorded in Book 10455, Page 470, in the Register's Office of Davidson County, Tennessee, Tondallia Jones, a single person and Nettie B. Guthrie, a single person, conveyed to Donald R. Baskin, 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 20050422-0044961, Instrument Number 20050422-0044961 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 April 19, 2005, at the Davidson County Courthouse in Nashville, Tennessee, at 10 am; 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 Tim Forsman, whose address is 1212 Linden Avenue Nashville Tennessee 37212, at and for the sum of $52,850.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser Tim Forsman 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 Tim Forsman, the sum of money so paid, $52,850.00 receipt of which is hereby acknowledged, the undersigned, Denise Griffin, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Tim Forsman, his heir successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

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

Referred to as Parcel 19 on the Plan of the Revised 2nd Subdivision of Part of Lot Number 1, of the Cahal Lands, as recorded in Book 4885, Page 133, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the northerly margin of Cahal Avenue and extends back between parallel lines, a distance of 273.50 feet to a dead line in the rear, which measures 50 feet thereon.

This legal description is identical with that in Deed of Trust recorded in Book 10455, Page 470, in the 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 10455, Page 470, in the Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 10455, Page 467, in the Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDTRS
Recvd: 05/04/05 10:53 2 pgs
Fees:13.00 Taxes:554.63
20050504-0049870

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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 Tim Forsman, his heir 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 19th day of April, 2005, 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.

JENA NELSON CLAIR
NOTARY PUBLIC AT LARGE
SHELBY CO., TN
My Comm. Exp. 12-20-05

12/20/05
My commission expires:

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $52,850.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the _____, day of _____, 2005.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THE TRANSFER IS $ 52,850.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4 DAY OF May 20 05
Deputy Register

PROPERTY ADDRESS: 1141 Cahal Avenue, Nashville, TN 37206

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Tim Forsman
1212 Linden Avenue
Nashville Tennessee 37212

S & K #:05-0790
Map & Parcel – 72-14/19

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