Davidson County DEEDTRS
Recvd: 06/16/05 15:26 2 pg
Fees:13.00 Taxes:243.09
20050616-0069200

TRUSTEE'S DEED

DEEDED TO:
Gina C. Brooks
204 Bluebird Drive
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED BY:
American Escrow Service Inc.
P.O. Box 148148
Nashville, Tennessee 37214-8148
(615)391-0655
FAX (615)872-9982

SEND TAX BILLS TO:
AMC Mortgage Company, Inc.
P.O Box 148148
Nashville, Tennessee 37214

Map-Parcel Numbers
Map 162-06-0
Parcel 112.00
161 Tusculum Road
Antioch, Tennessee 37013

WHEREAS, on the 30th day of November, 2002, Donald R. O'Guin, Sr., was named Trustee by a Deed of Trust of even date executed by Golden Ray Spears and James Thomas Spears, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust was executed to secure the payment of Sixty-two Thousand dollars ($62,000.00) principal and all future principal advances under the covenants of the Deed of Trust and interest at Ten and 00/100 (10.00%) per annum on the unpaid balance, said Deed of Trust is recorded in Instrument 20030124-0010177, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Donald R. O'Guin, Sr., was appointed Trustee under said Deed of Trust by Instrument 20030124-0010177, recorded in the Register's Office for Davidson County, Tennessee, I, Donald R. O'Guin, Sr., Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such 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 May 12th, May 19th and May 26th , 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 June 3, 2005 at 10:00 o'clock a.m. at the front door of the Davidson County Register of Deeds, Suite 501, 501 Broadway, Nashville, Tennessee, I, as said 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, and subject to the mortgage liens expressly stated in the Deed of Trust, at which time Gina C. Brooks, 204 Bluebird Drive, Goodlettsville, Tennessee 37072, submitted the highest bid in the amount of Sixty-five Thousand seven hundred and 00/100 Dollars ($65,700.00), and,

NOW THEREFORE, in consideration of the premises, I, Donald R. O'Guin, Sr., Trustee, do hereby sell, transfer and convey to Gina C. Brooks, 204 Bluebird Drive, Goodlettsville, Tennessee 37072, her successors in fee simple, and in bar of all equities above mentioned, the following described real estate, towit:

> A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 16 on the Plan of Old Tusculum Road Heights, as of Record in Plat Book 4300, page 45, Register's Office of Davidson County, Tennessee, to which reference is made for a more complete description.
>
> BEING the same property conveyed to AMC Mortgage Company, Inc., a Florida Corporation, by Trustee's Deed, of record in Instrument 20020128-0011460, Register's office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Golden Ray Spears and James Thomas Spears, by Warranty Deed from AMC Mortgage Company, Inc., A Florida Corporation, of record in Instrument 20030124-0010176, Register's Office for Davidson County, Tennessee.

I, Donald R. O'Guin, Sr., Trustee, convey to Gina C. Brooks, 204 Bluebird Drive, Goodlettsville, Tennessee 37072, all the rights conveyed to me as said Trustee in said Deed of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises being solely as Trustee and not otherwise, under the power vested in me under said Deed of Trust hereinabove

referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee this 16h day of June, 2005.

Donald R. O'Guin, Sr., 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 Donald R. O'Guin, Sr., the Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16h day of June, 2005.

Notary Public

WANDA GORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

My Commission Expires: May 23, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Sixty-five Thousand seven hundred and 00\100 Dollars ($65,700.00).

Affiant, Donald R. O'Guin, Sr., Trustee

Subscribed and sworn to before me, this the 16th day of June, 2005.

Notary Public

WANDA GORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

My Commission Expires: May 23, 2009

Maximum Principal Indebtedness for Tennessee Recording Tax Purpose is Sixty-five Thousand seven hundred and 00\100 Dollars ($65,700.00).