Davidson County DEEDTRS
Recvd: 08/12/05 12:27 3 pg:
Fees:18.00 Taxes:111.95
20050812-0095718

**THIS INSTRUMENT PREPARED BY:**
William T. Hill, Attorney at Law
AmSouth Center
315 Deaderick Street, Suite 1230
Nashville, Tennessee 37238-1230

# SUBSTITUTE TRUSTEE'S DEED

Address New Owner and Send Tax Bills To:

Household Financial Center, Inc.
931 Corporate Center Drive
Pomona, CA 91769

Map-Parcel Numbers:

082-11-0-067.00

**WHEREAS,** Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Clara B. Hicks, unmarried, to David McMakin, Trustee, dated the 9th day of October 5, 2001, and being of record in Instrument No. 20011101-0119209, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof, SASCO-Regular.

**WHEREAS,** Appointment of Substitute Trustee having been duly executed by the holder of the note and beneficiary of said Deed of Trust, Appointment of Substitute Trustee being of record in Inst. No. X in the Register of Deed's Office, Davidson County, Nashville, and appointing William Timothy Hill as Substitute Trustee.

**WHEREAS,** the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and X 20050812-0095717

**WHEREAS,** the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock noon (12:00 noon), July 22, 2005, at the front door of the Register of Deeds Office Davidson County, Gaylord Entertainment Center, 501 Broadway, Nashville, Tennessee, when and where SASCO-Regular, ("Grantee"), became the last and highest bidder at the price of Thirty Thousand Two Hundred Fifty-seven and 50/100 ($30,257.50) Dollars.

**NOW, THEREFORE,** in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, William Timothy Hill, Substitute Trustee, hereby conveys the Property described hereto in Exhibit "A", to the Grantee and the Grantee's heirs or successors and assigns.

**TO HAVE AND TO HOLD** the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

William Timothy Hill, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 22nd day of July, 2005.

William Timothy Hill, as
Substitute Trustee and not otherwise

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public in and for said County and State, the within named William Timothy Hill, 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 contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July, 2005.

Notary Public

My commission expires:

CHARLOTTE E. HERRING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $30,257.50.

Affiant

Subscribed and sworn to before me this 22nd day of July, 2005.

Notary Public

My commission expires:

CHARLOTTE E. HERRING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

# EXHIBIT A

Being part of Lot Nos. 20 and 21 in John W. Bryan's Addition to Edgefield now East Nashville, of record in Book 21, page 63, Register's Office for said County, as follows:

Said parts of Lot Nos. 20 and 21 begin at a point in the westerly margin of North Third Street at the intersection of the southerly margin of a 16 foot alley, said alley running parallel to Treutland and Foster Streets; thence westerly along the southerly margin of said alley, 90 feet to a point; thence south 30 feet to a point; thence westerly 10 feet to a point; thence southerly 35 feet to a point; thence easterly 100 feet to a point in the westerly margin of North Third Street; thence North along the westerly margin of North Third Street, 65 feet to the point of beginning.

BEING the same property conveyed to William C. Hicks and wife, Clara B. Hicks by deed from Otis P. Carter of record in Book 5422, page 544, Register's Office for Davidson County, Tennessee. William C. Hicks Quitclaimed his interest to Clara B. Hicks, a married woman, taking title as her sole and separate property, in Instrument No. 200111010119208, Register's Office for Davidson County, Tennessee. William C. Hicks does not now, nor has he ever, resided in subject real property.