This Instrument Prepared by:
Rick Piliponis, Attorney at Law
116 Third Avenue South
Nashville, TN 37201

Davidson County DEEDTRS
Recvd: 09/27/05 15:47 2 pgs
Fees:13.00 Taxes:292.30
20050927-0116156

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust executed on December 3, 2004 and of record in the Register's Office of Davidson County, Tennessee, under Instrument No. 20041214-0148623, ("Deed of Trust"), Donald Ray Coffey and wife, Michelle Coffey, conveyed to Victor Hazelwood, Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Tim Forsman, the current owner and holder of said Deed of Trust, appointed the undersigned, **Rick Piliponis, as Substitute Trustee** by instrument filed for record in the Register's Office for Davidson County, Tennessee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 07/14/05, 07/21/2005 and 07/28/05 in ***The Nashville Record***, by which advertisement the sale was held on May 27, 2005, and further postponed until July 8, 2005 where the sale was cried at the Front Steps of the Davidson County Courthouse in Rogersville, Tennessee in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Rick Piliponis, Substitute Trustee, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale, **Tim Forsman**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $79,000.00; and

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of said sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by **Tim Forsman**, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned, **Rick Piliponis, Substitute Trustee**, does hereby grant, bargain, sell and convey unto **Tim Forsman**, its successors and assigns, in fee simple forever, the following described property situated in the County of Davidson, State of Tennessee:

> Land in Davidson County, Tennessee, being the East half of Lot Number 36 on the Map of Trinity Heights, of record in Book 161, page 38, Register's Office for said County. Said part of lot fronts 50 feet on the Southerly side of Marshall Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Donald Ray Coffey and wife, Michelle Coffey, of record as Instrument No. 20041214-0148622, said Register's Office.

PROPERTY ADDRESS: 324 Marshall Street, Nashville, TN 37207

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances and hereditaments thereunto belonging or in any way appertaining unto the said **Tim Forsman**, its successors and assigns forever, to whom the said **Rick Piliponis, Substitute Trustee**, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, **Rick Piliponis, Substitute Trustee**, has hereunto set his hand, this the 4th day of August, 2005.

RICK PILIPONIS
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 4th day of August, 2005, before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared, **Rick Piliponis**, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 4th day of August, 2005.

NOTARY PUBLIC

KARA EVERETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: MY COMMISSION EXPIRES: September 22, 2007

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $79,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 4th day of August, 2005.

NOTARY PUBLIC

KARA EVERETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: MY COMMISSION EXPIRES: September 22, 2007

MAP 71-11-0
PARCEL 138.00

ADDRESS OF NEW OWNERS:
Tim Forsman
P.O. Box 126735
Nashville, TN 37212

SEND TAX BILLS TO:

SAME