Davidson County DEEDTRS
Recvd: 12/07/05 15:23 3 pgs
Fees:18.00 Taxes:88.28
20051207-0147455

This instrument prepared by:
Kevin J. Jones
Attorney at Law
1801 8th Avenue South, Suite 100
Nashville, Tennessee 37203

Address New Owner:
American General Financial Services, Inc.
3973 Nolensville Road
Nashville, Tennessee 37211

Send Tax Bills To:
SAME

Map/ Parcel
108-16-322.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated December 1, 1999, executed by Ronald L. Sanford to Thomas F. Baker IV of Murfreesboro, Tennessee, Trustee, of record at Book 11765, Page 379, Register's Office for Davidson County, Tennessee, to secure the payment of the indebtedness described therein; and,

WHEREAS, by an Appointment of Substitute Trustee of record at Instrument No.20051019-0125896, Register's Office for Davidson County, Tennessee, Kevin J. Jones, Nashville, TN, was appointed as Substitute Trustee; and,

WHEREAS, default was made in the payment of said indebtedness and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand upon me, Kevin J. Jones, Nashville, TN, Substitute Trustee, to exercise the power of sale contained in said Deed of Trust; and,

WHEREAS, I caused said property to be advertised in The Nashville Record, a newspaper published in Davidson County, Tennessee, once each week for three (3) consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 11:30 a.m., on December 5, 2005, at the front door of the Metro City Hall,the Old Ben West Library Building at 225 Polk Avenue(downtown Nashville)Nashville,Tennessee, for cash; and,

WHEREAS, the highest, last and best bid received was in the amount of $23,860.00, said offer and bid having been made by American General Financial Services, Inc.;

NOW, THEREFORE, in consideration of said sum, I, Kevin J. Jones, Nashville, TN, Substitute Trustee, have bargained and sold and by these presents do transfer and convey to American General Financial Services, Inc., its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 91B ON THE PLAN OF PERCY PRIEST WOODS SECTION FOUR OF RECORD IN PLAT BOOK 6250, PAGE 717, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KENNETH L. RADER BY DEED OF RECORD IN BOOK 9995, PAGE 834, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS OF RECORD.

THIS CONVEYANCE IS SUBJECT TO A CERTAIN DEED OF TRUST SECURING THE PAYMENT OF A PROMISSORY NOTE TO MELLON MORTGAGE OF RECORD IN BOOK 6780, PAGE 718, SAID REGISTER'S OFFICE WITH A PRESENT UNPAID BALANCE OF APPROXIMATELY $58,939.76 WHICH THE GRANTEES HEREIN HEREBY ASSUME AND AGREE TO PAY. THE ESCROW ACCOUNT IN CONNECTION WITH SAID LEAN IS HEREBY TRANSFERRED TO GRANTEE.

THE GRANTEE ASSUMES THE PERSONAL OBLIGATION OF THE GRANTOR AND/OR ORIGINAL MORTGAGOR UNDER THE TERMS OF THE NOTE AND ANY INSTRUMENT, REGULATIONS OR LAWS CREATING THE LOAN TO INDEMNIFY THE DEPARTMENT OF VETERANS ADMINISTRATION OR FEDERAL HOUSING ADMINISTRATION TO THE EXTENT OF ANY CLAIM OF PAYMENT ARISING FROM THE QUARANTY OR INSURANCE OF THE INDEBTEDNESS.

TO HAVE AND TO HOLD, said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said American General Financial Services, Inc., its successors, heirs and assigns, forever.

This conveyance is made by me as Substitute Trustee of all my right, title and interest in the property as described in the within above-referenced Deed of Trust, without warranty of any kind, and no further or otherwise.

WITNESS my hand this 7th day of December, 2005.

Kevin J. Jones, Nashville, TN, Substitute Trustee

STATE OF TENNESSEE)
)SS:
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin J. Jones, Nashville, TN, Substitute Trustee, the bargainor, 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 Nashville, Tennessee, this 7th day of December, 2005.

Notary Public
My Commission Expires: 7/29/06

STATE OF TENNESSEE)
)SS:
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $23,860.00.00.

Affiant

Subscribed and sworn to before me this 7 day of December 2005.

Notary Public
My Commission Expires: 7/29/06