This Instrument Prepared By:

Davidson County DEEDTRS
Recvd: 01/19/06 15:30 2 pgs
Fees:13.00 Taxes:259.00
20060119-0007480

David M. Smythe
Smythe & Puryear
Suite 333- Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
Evanston Insurance Company 11420 Blondo Street Suite 103 Omaha, Nebraska 68164-3858	Same	Map No. 133-020 Parcel No. 146

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $70,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of January, 2006.

Notary Public

AMIE L. WIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 7/25/09

WHEREAS, by Deed of Trust dated August 1, 2003 and recorded in Instrument No. 20030815-0117727, Register's office for Davidson County, Tennessee, Janice G. Dial, conveyed to Linda Hood, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, this Deed of Trust was assigned to Evanston Insurance Company by Assignment dated October 18, 2005, of record in Instrument No. 20051021-0127346, said Register's Office;

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument of record in Instrument No. 20051201-0144349, said Register's office; 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 of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust and such ad appeared in The Nashville Record on December 22, 2005, December 29, 2005 and January 5, 2006; and

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 17th day of January, 2006, at 12:00 o'clock p.m. at the front door of the Davidson County Register of Deeds Offices, 501 Broadway, Nashville, Tennessee; 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 sale, Evanston Insurance Company, being the highest and best bidder, became the purchaser of said property at and for the sum of Seventy Thousand Dollars ($70,000.00).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Evanston Insurance Company, the following real estate:

Land in Davidson County, Tennessee, being Lot No. 6 on the plat of the plan of Arlie Subdivision "A" as of record in Book 547, Page 10, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janice Dial by deed from Robert Jernigan of record in Instrument No. 20030731-0108670, said Register's Office.

This is improved property with a mailing and street address of 216 Antioch Pike, Nashville, Tennessee 37211.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all homestead, dower, equitable right of redemption, statutory right of redemption, marital share and all other exemptions and redemptive rights of every kind in the maker of said Deed of Trust, and all persons claiming through and under said maker.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Evanston Insurance Company, its successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Register's Office. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property. This conveyance may also be subject to a certain Deed of Trust of record in Instrument No. 200002150015090, said Register's Office, as well as any other mortgages or other encumbrances of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 18th day of January, 2006.

David M. Smythe
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Amie Wiggins, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 18th day of January, 2006.

AMIE L. WIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 7/25/09