PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
Fax: 901-761-5690

Name: Chris Canning Michael, (heir of Linda Michael)
S&K#: 06-0549

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 10, 2003, recorded in Instrument number 20030612-0081497, in the Register's Office of Davidson County, Tennessee, Linda Michael, unmarried, conveyed to Richard A. Northcutt, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in 20060209-0016168 in the Register's Office of Davidson County, Tennessee; 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 by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on March 7, 2006, at the Davidson County Courthouse in Nashville, Tennessee, at 11:00 AM; 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 time the said property was struck off and sold to James Roberts whose address is 201 Thompson Lane, STE 200, Nashville, TN 37211, at and for the sum of $91,158.75, that being the highest and best bid offered; and,

WHEREAS, the purchaser, James Roberts has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by James Roberts, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Denise Griffin, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said James Roberts, his heir, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Property located in Davidson County, Tennessee, to wit:

Lot Number 87, on the Plan of Section 4, Timbertrail, of record in Plat Book 5200, Page 634, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20030612-0081497, in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument number 20030612-0081497, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Affidavit of Heirship, recorded in Instrument No. 20050523-0057843, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto James Roberts, his heir, successors and assigns, in fee simple forever, to whom the said Denise Griffin, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Davidson County DEEDTRS
Recvd: 03/20/06 12:58 2 pgs
Fees:13.00 Taxes:518.00
20060320-0031697

IN WITNESS WHEREOF, the said Joe M Kirsch, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Joe M Kirsch
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 13 day of March, 2006, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M Kirsch, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office the day and year above written.

STATE OF TENNESSEE NOTARY PUBLIC
MARY VIRGINIA MILLER
Shelby County
My Comm Exp 12-13-08

12-13-08
My commission expires:

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $140,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the _____, day of _____, 2006.

Notary Public

PROPERTY ADDRESS: 4409 Falling Leaf Lane, Nashville, TN 37207

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
James Roberts
201 Thompson Lane, STE 200, Nashville, TN 37211

S & K #: 06-0549
Map & Parcel – 03213008300

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 140,000

AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 13 DAY OF Mar 20 06

Deputy Register