PREPARED BY AND RETURN TO:
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Davidson County DEEDTRS
Recvd: 03/24/06 09:11 2 pgs
Fees:13.00 Taxes:218.30
20060324-0033631

Name: Johnny Lester, and wife, Ruby Lester
S&K#: 04-2318

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 27, 1997, recorded in Book 10336, Page 662, in the Register's Office of Davidson County, Tennessee, Johnny Lester and Ruby Lester, husband and wife, conveyed to Wesley D. Turner, 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 20060209-0016164 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 21, 2006, at the Davidson County Courthouse in Nashville, Tennessee, at 11:00 a.m.; 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 Aubrey Hiam whose address is 301 Fairbanks Road, Goodlettsville, TN 37072, at and for the sum of $47,002.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Aubrey Hiam 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 Aubrey Hiam, 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 Aubrey Hiam, his heir, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Old Hickory, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Lots Number 1 and 2 on the Map of the re-Subdivision of Lot Number 306 of Villiage of Old Hickory Section C-2 as of record in Book 3842, Page 99, Register's Office for said County, described as follows:

Beginning at a concrete monument in the south line of Lot Number 2; thence with said line south 89 degrees 10 minutes east 3.9 feet to an iron pin in the west margin of Cunningham Street; thence with said Street north 0 degrees 45 minutes east 166.4 feet to a conrete monument; thence around a curb in a northwesterly direction 15 feet to an iron pin in the southwesterly margin of Fowler Street; thence in a northwesterly direction with said street 53 feet; to an iron pin, a corner of Lot Number 1; thence along the northwesterly line of Lot Number 1 south 49 degrees 10 minutes west 97.3 feet to an iron pin; thence with the rear line of Lots Numbers 1 and 2, south 40 degrees 50 minutes east 179.9 feet to an iron pin; thence with the southerly line of Lot Number 2 north 49 degrees 10 minutes east 12.5 feet to the beginning.

This legal description is identical with that in Deed of Trust recorded in Book 10336, Page 662, 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 Book 10336, Page 662, in the Register's Office of Davidson County, Tennessee.

The last deed of record is recorded in Deed of Trust Book 9952, Page 559, 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.

This conveyance is subject to the right of the United States of America to redeem the land as provided for in 26 U.S.C. 7425 (d) (1). Attached hereto is a copy of said notice and letter of compliance.

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 Aubrey Hiam, 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.

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

Denise Griffin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 21st day of March, 2006, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Denise Griffin, 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.

12-13-08
My commission expires:

Notary Public

JAMIE D. HARPOLE
STATE
TENNESSEE
NOTARY
PUBLIC
Shelby County
My Comm. Exp. 12-13-08

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the consideration for this transfer is $47,002.00 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: 1300 Cunningham Street, Old Hickory, TN 37138

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Aubrey Hiam
301 Fairbanks Road, Goodlettsville, TN 37072

S & K #:04-2318
Map & Parcel – 05302007700

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
$ 59,000
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 3 DAY OF 24 20 06
Deputy Register