SPECIAL WARRANTY DEED

Substitute Trustee

THIS INSTRUMENT PREPARED BY: J. Trent Lehman, 214 2ND AVENUE NORTH, SUITE 103, NASHVILLE, TN 37201

WHEREAS, by Deed of Trust dated January 22, 2002, recorded in Instrument Number 20020131-0013935, Register's Office for Davidson County, Tennessee, Delilah A. Johnson, conveyed to Brenda R. Lehman, 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 Instrument Number 20040630-0077551, in the Register's Office for 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 in said Deed of Trust and by which advertisements the sale was appointed to be held on June 1, 2006 at the Davidson County Register's Office in Nashville, Tennessee at 10:00 AM. Insertion dates for the sale were May 11, May 18, and May 25, 2006 in the Nashville Record; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest bidder for cash at which time the property was struck off and sold to Stone Steps Realty, Inc, at and for the sum of $47,200.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the purchase price, said funds being applied in conformity with terms and provisions of said Deed of Trust.

NOW, THEREFORE, in consideration of the premises and the payment by Stone Steps realty, Inc. the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, J. Trent Lehman, as Substitute Trustee, does hereby grant, bargain, sell, and convey to the said Stone Steps Realty, Inc, his 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:

Being Lot No. 35 on the Plan of Arlington Green, Phase I, as of record in Book 6900, page 399, and amended in Book 7517, page 281 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Delilah A. Johnson by deed from Lynnette P. Williams of record in Instrument number 20020131-00113933, Register's Office for Davidson County, Tennessee.

Property commonly known as 305 Brunswick Place, Nashville, TN 37221

Grantee takes said tract or parcel subject a first mortgage to Option One Mortgage, 2003 County Taxes plus penalties and interest, 2004 County Taxes plus penalties and interest, 2005 County Taxes plus penalties and interest, and 2006 County taxes, a lien not yet due and payable. Possession is given subject to any existing taxes, restrictions or easements, and the terms of the foreclosed Deed of Trust.

Grantee, assumes responsibility for the payment of real property taxes on subject property for the current year and future years.

Davidson County DEEDTRS
Recvd: 06/14/06 09:12 2 pgs
Fees:13.00 Taxes:174.64
20060614-0070497

SPECIAL WARRANTY DEED

Substitute Trustee

IN WITNESS WHEREOF, the said J. Trent Lehman, Substitute Trustee, has executed this deed this 2nd day of June 2006.

J. Trent Lehman, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILLLIAMSON

The actual consideration or value whichever is greater, for this transfer is $47,200.00.

Subscribed and sworn to before me this 2nd day of June 2006.

Affiant

Notary Public

Commission Expires: 5/24/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, **J. Trent Lehman**, 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 acting as Substitute Trustee and as his free act and deed.

Witness my hand and seal at office, this 2nd day of June 2006.

Notary Public

My Commission Expires: 5/24/09

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Stone Steps Realty, Inc.	New Owner	**142 16 0B 035.00**
2020 Fieldstone Pkwy Suite 900-303		
Franklin, TN 37069		