Davidson County DEEDTRS
Recvd: 07/10/06 11:58 3 pgs
Fees:18.00 Taxes:81.40
20060710-0082354

This Instrument Prepared by:
Trustee Management Company
10500 Barkley, Suite 100,
Overland Park, Kansas 66212

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Number(s)
Cornerstone Investments, Inc. 718 Thompson Lane, Suite 108, Nashville, TN 37204	Cornerstone Investments, Inc. 718 Thompson Lane, Suite 108, Nashville, TN 37204	71-12-0 313.00

WHEREAS, by Deed of Trust dated June 13, 2002, and recorded in Instrument No. 20020619-0074090, Register's Office for Davidson County, Tennessee, James Tyree and Carol Tyree, husband and wife, conveyed to Ernest B. Williams, IV, 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, the holder of the debt secured appointed Trustee Management Company as Successor Trustee by instrument recorded in Instrument No. 20060508-0053225, 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, in conformity with the terms and provisions 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 by the undersigned, in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on June 22, 2006 outside the entrance to the building located at 501 Broadway, Nashville, Tennessee, being the location of the Davidson County Register of Deeds, in Davidson County, 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 (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Cornerstone Investments, Inc. was the highest and best bidder became the purchaser of said property at and for the sum of twenty thousand, seven-hundred dollars, and no cents ($20,700.00).

NOW, THEREFORE, in consideration of the premises, the undersigned, Jeffrey J. Harms, Vice-President for Trustee Management Company as Successor Trustee, does hereby grant, bargain, sell and convey to the said Cornerstone Investments, Inc., ("Grantee") in fee simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

Being Lot 4 on the Plat of Joywood Estates of record in Book 5200, Page 168, Register's Office for said County. Said Lot No. 4 Fronts 85.8 Ft. on the Westerly margin of Jones Ave. and runs back 149.4 ft. on the Northerly margin and 149.51 Ft. on the Southerly margin to a line in the rear which measures 90.99 Ft. thereon.

Being the same property conveyed to James & Carolyn Tyree, by Quit Claim Deed from Emma L. Tyree, dated 01/01/02 and recorded 04/18/02 in Instrument # 20020418-0048062, and also being the same property conveyed to Leeann Emma Tyree by Quit Claim Deed from Clara F. Conner and son, Rondney Lee Conner, dated 06/14/94 and recorded 06/30/94 in Book 9393, page 583. The said Leeann Emma Tyree and Emma L. Tyree are one and the same person. And also being the same property conveyed to Clara Conner and son, Rondney Lee Conner by Installment Deed from Arthur H. Moreland and wife, Burma Moreland, dated 08/09/90 and recorded 08/13/9 in Book 8172, page 854, Register's Office for Davidson County, Tennessee.

Parcel ID No.: 71-12-0 313.00

More commonly known as: 1516 Jones Avenue, Nashville, TN

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumbrances of record.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee in fee simple forever, to whom the said Jeffrey J. Harms, Vice-President for Trustee Management Company as Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under Trustee Management Company as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, Jeffrey J. Harms, Vice-President for Trustee Management Company as Successor Trustee, has caused this instrument to be executed this 27th day of June, 2006.

Trustee Management Company

Jeffrey J. Harms
Vice-President

STATE OF Kansas
COUNTY OF Johnson

On this 27th day of June, 2006, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeffrey J. Harms, Vice-President** for **Trustee Management Company**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed in his capacity as Vice-President of Trustee Management Company, as Successor Trustee.

WITNESS my hand and Notarial Seal at office the day and year/first above written.

My Commission Expires:
11/14/2009

Printed Name: Sarah Elizabeth Holmes
Notary Public

STATE OF Kansas
COUNTY OF Johnson

SARAH ELIZABETH HOLMES
Notary Public - State of Kansas
My Appt. Expires 11/14/2009

The actual consideration or value of the property is $20,700.00.

For Trustee Management Company, (Affiant)

Subscribed and sworn to me this 27th day of June, 2006

My Commission Expires:
11/14/2009

Printed Name: Sarah Elizabeth Holmes
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 22,090
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS
THE DAY OF 20
Deputy Register