Davidson County DEEDTRS
Recvd: 07/31/06 12:19 4 pgs
Fees:23.00 Taxes:259.74

20060731-0092294

This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

INST. NO. 20030411-0048426

Responsible Taxpayer and Property Owner:
Tax Parcel No. [redacted]-0103

Name: Aubrey Hiam Address: 301 Fairbanks Road
Goodlettsville, TN 37072

Common Description: 723 Powers Avenue
Nashville, TN 37206
Legal Description: See Exhibit "A"

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $70,200.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Philip M. Kleinsmith, Trustee

Sworn to and subscribed before me,
by Philip M. Kleinsmith, Trustee,
this 6th day of July, 2006.

Notary Public
My Commission Expires: 12/27/07.

SARAH B. BUNTEN NOTARY PUBLIC STATE OF COLORADO

MY COMMISSION EXPIRES 12/27/2007

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under that Deed of Trust executed by **JAson Gromer,** dated **4/4/2003** and recorded **4/11/2003** at **INST. NO. 20030411-0048426**, Register's Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **Countrywide Home Loans, Inc.,** default

having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Thursday, **July 6, 2006** at 10:00 a.m. pursuant to the advertisement published in the **Nashville Record** and sent by mail to the Debtor and lienors of record, offer for sale, at **Front Steps of Old Ben West Library Building, 225 Polk Avenue, Nashville,** TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **Aubrey Hiam** became the highest and best bidder(s) at and for the sum of **$70,200.00** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **Aubrey Hiam,** Grantee, the following described real estate, to wit:

See attached Exhibit "A"

To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the

covenants and warranties contained in the Deed of Trust recorded **at INST. NO. 20030411-0048426,** referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 6th day of July, 2006.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Sarah B. Bunten, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 6th day of July, 2006.

Notary Public

My Commission Expires: 12/27/07.

SARAH B. BUNTEN NOTARY PUBLIC STATE OF COLORADO

MY COMMISSION EXPIRES 12/27/2007

Prepared by: G. ROBINSON

COUNTRYWIDE HOME LOANS, INC.
BRANCH #281
2021 N. GALLATIN RD., STE. 292
MADISON, TN 37115-
(615)859-0728
Br Fax No.: (615)859-2955

DATE: 04/04/2003
CASE #:
DOC ID #: 0002546200959104
BORROWER: JASON GROMER
PROPERTY ADDRESS: 723 POWERS AVE.
NASHVILLE, TN. 37206

LEGAL DESCRIPTION EXHIBIT A

Being the easterly part of Lots Nos. 1 and 2 of Block 4 on the Map of Tillman's Subdivision No. 1, of record in Book 1130, page 29, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made by James A. Hamilton, Jr. March 2, 1947, as follows:

BEGINNING at a point in the westerly margin of Powers Avenue at the common corner of Lots Nos. 2 and 3; thence with the line between said lots westerly 150 feet to a point 245 feet east of the easterly margin of Porter Road, said point being the southeast corner of the property conveyed to James R. Cherry by deed from the John W. Johnson and wife, of record in Book 1449, page 171, said Register's Office; thence with the easterly line of said Cherry property, northerly 139.5 feet, more or less, to the easterly margin of Tillman Avenue; being 200 feet east of the easterly margin of Porter Road; thence with the southerly margin of Tillman Avenue, easterly 132.55 feet to a concrete monument set at the beginning of a curve; thence around said curve, having a radius of 20 feet, to a concrete monument set in the westerly margin of Powers Avenue; thence with the margin of the southerly 140 feet to the point of beginning, same except that part of the northeast corner of Lot No. 1 taken for the curve of Powers Avenue into Tillman Avenue, as shown on the said survey.

BEING the same property conveyed to the Grantors by deed which is being placed of record by Instrument No. _____ in the Register's Office for Davidson County, TN.

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