PICK-UP

PREPARED BY AND RETURN TO:
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Davidson County DEEDTRS
Recvd: 08/21/06 11:27 2 pgs
Fees:13.00 Taxes:156.18
20060821-0102841

Name: Albert R. Lovell, and wife Mabel Gennell Lovell
S&K#: 06-2618

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 8, 1999, recorded in Book 11706, Page 813, in the Register's Office of Davidson County, Tennessee, Albert R. Lovell, an unmarried man, conveyed to Mitchell A. Watts, 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 20060721-0088104 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 August 9, 2006, at the Davidson County Courthouse in Nashville, Tennessee, at 12:00 PM; 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 American Consulting Corporation whose address is 1146 Longview Drive, Hendersonville, TN 37075, at and for the sum of $42,212.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, American Consulting Corporation 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 American Consulting Corporation, 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 American Consulting Corporation, its heirs, 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:

Described property located in the 12th Civil District of Davidson County, Tennessee, to wit:

Starting at a point in the center of New Ewing Road, said point being the Northwest corner of a tract of land conveyed by deed to D.E. Rawls as of record in Book 879, Page 262, said Register's Office, thence with Rawls West Line South 7 degrees 30 minutes West 25 feet to an iron pin, the same being in the southerly margin of New Ewing Road right-of-way and the point of beginning of the hereinafter described tract of land, and running thence with the westerly line of the D.E. Rawls' property (now Prater Messick) South 7 degrees 30 minutes West 275 feet to an iron pin; thence North 88 degrees 22 minutes West 98.7 feet to an iron pin in J.B. Neely's east property line; thence with said J. B. Neely's property line North 7 degrees 30 minutes East 282.1 feet to an iron pin in the Southerly margin of New Ewing Road right-of-way, thence with same South 84 degrees 45 minutes East 100 feet to the joint beginning.

This legal description is identical with that in Deed of Trust recorded in Book 11706, Page 813, 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 11706, Page 813, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 5777, Page 379, 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 American Consulting

Corporation, its heirs, 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 17th day of August, 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.

12/20/08
My commission expires:

Notary Public

DEEANNA McKIERNAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMM. EXP. 12-28-08

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 $42,212.00 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: 612 Ewing Dr, Nashville, TN 37207

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
American Consulting Corporation
1146 Longview Drive, Hendersonville, TN 37075

S & K #:06-2618
Map & Parcel – 05900010301

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
$ 42,212.00

AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 21 DAY OF August 20 06

Deputy Register