THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
165 Indian Lake Blvd., Suite 101,
Hendersonville TN 37075

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $32,257.80.

Affiant

Subscribed and sworn to before me on this 5th day of September, 2006.

Notary Public
My Commission Expires: 08-07

BETSY M. WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Davidson County DEEDTRS
Recvd: 09/07/06 09:11 3 pg
Fees:18.00 Taxes:119.35
20060907-0110516

Address New Owner as Follows:	*Send Tax Bills to:*	*Map-Parcel Numbers*
Yvonne B. Leggett and Michael R. Leggett 497 Hogans Branch Road Goodlettsville, Tennessee 37072	Yvonne B. Leggett and Michael R. Leggett 497 Hogans Branch Road Goodlettsville, Tennessee 37072	71-16-288

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Leteica Mayes, by Deed of Trust (the "*Deed of Trust*") dated February 3, 1999, of record in Book 11334, Page 928, Register's Office for Davidson County, Tennessee, conveyed to F.B. Murphy, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "*Note*") described in the Deed of Trust, which Note was payable to Yvonne B. Leggett and husband Michael R. Leggett; and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record as Instrument Number: 200607050079672, Register's Office for said County; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the *Nashville Record* on August 10, 2006, August 17, 2006, and August 24, 2006; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Gaylord Entertainment Center in Nashville, Tennessee at 12:00 p.m. on August 31, 2006, and Yvonne B. Leggett and Michael R. Leggett (hereinafter "*Grantees*") being the highest and best bidder thereof, became the purchaser of said property for the sum of Thirty-Two Thousand Two Hundred Fifty-Seven Dollars and Eighty Cents ($32,257.80).

NOW, THEREFORE, Ronald B. Buchanan, in his capacity as Substitute Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantees, their successors, heirs, and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

> Being the southerly 85 feet of Lot No. 380 on the Plan of Oakwood Park, of record in Book 421, page 12, Register's Office for Davidson County, Tennessee, to which book reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Leteica Mayes by deed from Yvonne B. Leggett and husband, Michael R. Leggett, of record in Book 11334, Page 925, said Register's Office.
>
> This is improved property commonly known as 1201 Montgomery Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which were waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same. Ronald B. Buchanan, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

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IN WITNESS WHEREOF, the undersigned has executed this instrument on the 5th day of September, 2006.

Ronald B. Buchanan, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, Ronald B. Buchanan, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 5th day of September, 2006.

NOTARY PUBLIC

BETTY M. WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Comm. Expires: 09-08-07

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