PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
Fax: 901-761-5690

Davidson County DEEDTRS
Recvd: 11/06/06 12:48 2 pgs
Fees:13.00 Taxes:314.87
20061106-0137838

Name: Vera Flowers,
S&K#: 06-4268

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 22, 2005, recorded in Instrument number 20051130-0143812, in the Register's Office of Davidson County, Tennessee, Vera Flowers, conveyed to Lawrence Vogan, Attorney, 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 20061009-0124874 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 October 30, 2006, at the Davidson County Courthouse in Nashville, Tennessee, at 3:00pm; 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 Aubrey Hiam whose address is 301 Fairbanks Road, Goodlettsville, TN 37072, at and for the sum of $85,100.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Aubrey Hiam 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 Aubrey Hiam, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Aubrey Hiam, his heir, 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 Davidson County, Tennessee to wit:

Lot Number 70 on the Plan of Hortense Place, of record in Book 161, Page 167, Register's Office for said county, to which plan reference is hereby made for a more particular description of said property.

Said Lot Number 70 fronts 50 feet on the easterly side of 33rd Avenue North, formerly Baron Street and runs back between parallel lines 140 feet to an alley.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20051130-0143812, 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 Instrument number 20051130-0143812, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quit Claim Deed, recorded in Instrument No. 20050621-0071198, 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 Aubrey Hiam, his heir, successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP, 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 Shapiro & Kirsch, LLP, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Denise Griffin, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me a Notary Public, in and for said state and county, personally appeared Denise Griffin, with whom I am personally acquainted, and who, upon oath acknowledged herself to be an Authorized Agent of Shapiro & Kirsch, L.L.P. the within named bargainor, a limited liability partnership, and that she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership by herself as an Authorized Agent.

WITNESS my hand and Official Seal this 3rd day of Nov., 2006

NOTARY PUBLIC

JANIE D. HARPOLE STATE OF TENNESSEE NOTARY PUBLIC Shelby County My Comm. Exp. 12-13-08

My commission expires: 12-13-08

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 $85,100.00 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: 324 33rd Avenue North, Nashville, TN 37209

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Aubrey Hiam
301 Fairbanks Road, Goodlettsville, TN 37072

S & K #:06-4268
Map & Parcel – 09213019400

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
$ 85,100

AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 6th DAY OF November 20 06
Brenda Wells
Deputy Register