Davidson County DEEDTRS
Recvd: 12/14/06 11:29 3 pgs
Fees:18.00 Taxes:1069.19
20061214-0154239

THIS INSTRUMENT PREPARED BY:
William T. Hill, Attorney at Law
Sun Trust Bank Building
201 Fourth Ave North, Suite 1800
Nashville, Tennessee 37219

SUBSTITUTE TRUSTEE'S DEED

Address New Owner and Send Tax Bills To:

LaVern K. Fross and wife, Iva L. Fross
9182 Fox Run Drive
Brentwood, TN 37027

Map-Parcel Numbers:

172-14-0-A 055.00

WHEREAS, Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Arece D. Steucy, a single man, to The Title Shop, LLC, Trustee, dated the 31st day of May, 2006, and being of record in Inst. No. 20060619-0072879, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof, Household Financial Center, Inc.

WHEREAS, Appointment of Substitute Trustee having been duly executed by the holder of the note and beneficiary of said Deed of Trust, Appointment of Substitute Trustee being of record in Inst. No. 20061122-0145429, in the Register of Deed's Office, Davidson County, Nashville, Tennessee, and appointing William Timothy Hill as Substitute Trustee.

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock noon (12:00 noon), December 13, 2006, at the Davidson County Courthouse, Public Square, 2nd Ave, Nashville, Tennessee, when and where LaVern and Iva Fross, ("Grantees"), became the last and highest bidder at the price of Two Hundred Eighty-Eight Thousand Nine Hundred Sixty-nine and 00/100 ($288,969.00) Dollars.

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, William Timothy Hill, Substitute Trustee, hereby conveys the Property described hereto in Exhibit "A", to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

William Timothy Hill, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 13th day of December, 2006.

William Timothy Hill, as
Substitute Trustee and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named William Timothy Hill, Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 2006.

PHYLLIS ASHBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

Notary Public

My commission expires: March 20, 2010

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $288,969.00.

Affiant

Subscribed and sworn to before me this 13th day of December, 2006.

Notary Public

My commission expires: March 20, 2010

PHYLLIS ASHBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

EXHIBIT A

Land lying I the Sixth Civil District of Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Section Two of Wexford Downs of record in Plat Book 9700, page 593, and 594, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed from Glenn F. Myers and wife, Tara L. Pallant by deed recorded 6/19/2006 in Inst. No. 20060619-0072878, Register's Office for Davidson County, Tennessee.

This is improved property known as 1405 Ramble Hill Circle, Nashville, TN 37211.