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THIS INSTRUMENT PREPARED BY:
Jeremy H. Cherry, Reg. #022044
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
P.O. Box 198985
Nashville, TN 37219-8985

Name and Address of New Owner: **Aaron Lee Sparkman** **304 Lorna Drive** **Nashville, TN 37214**	Davidson County DEEDTRS Recvd: 02/27/07 13:35 2 pgs Fees:13.00 Taxes:148.00 20070227-0024215
Send Tax Bills to: **SAME**	
Property Address: **1510 C & D Jones Avenue** **Nashville, TN 37207**	**Map and Parcel Numbers:** **71-12 320.00**

SUBSTITUTE TRUSTEE'S DEED

THIS INSTRUMENT made and entered into on this the 27th day of February, 2007, by and between Jeremy H. Cherry, Substitute Trustee, party of the first part, and Aaron Lee Sparkman, party of the second part.

WHEREAS, by a Deed of Trust dated June 6, 2003 of record at Instrument No. 20030609-0079261, as assigned by instrument of record at Instrument No. 20050610-0066605 and subsequently assigned by instrument of record at Instrument No. 20050610-0066606, Register's Office for Davidson County, Tennessee (collectively, the "Deed of Trust"), Medinah Rashied conveyed to John T. Cook Trustee, the hereinafter described real estate, to secure a Note of even date therewith in the principal amount of Fifty Eight Thousand Five Hundred ($58,500.00) Dollars; and

WHEREAS, William R. Hostettler and Carl A. Neuhoff, Jr., as Beneficiaries under said Deed of Trust, appointed Jeremy H. Cherry as Substitute Trustee in accordance with the terms and conditions of said Deed of Trust in an instrument of record at Instrument No. 20070124-0009941, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said Note, and the holder thereof having directed the Substitute Trustee to sell said property, as provided by said Deed of Trust, the Substitute Trustee did advertise the time, place, and terms thereof in *The Tennessean* having general circulation in Davidson County, Tennessee and published in said county, once a week for three (3) consecutive weeks prior to said sale, to wit: February 1, 2007, February 8, 2007and February 15, 2007; said advertisement, in all respects complied with the requirements of the power of sale contained in said Deed of Trust, on the 22nd day of February, 2007 at Twelve O'clock (12:00) Noon, the Substitute Trustee offered said property for sale at the Door of the Courthouse in Davidson County, Tennessee, and sold said property to Aaron Lee Sparkman at the price of Forty Thousand and No/100 ($40,000.00) Dollars, this being the highest and best bid.

NOW, THEREFORE, the said Jeremy H. Cherry, Substitute Trustee, acting under and by virtue of the power of sale contained in said Deed of Trust, for and in consideration of the sum of Forty Thousand and No/100 ($40,000.00) Dollars, paid for said land by virtue of the public sale aforesaid, and in consideration of the facts hereinbefore recited, has bargained, sold and conveyed and does hereby bargain, sell and convey unto the said Aaron Lee Sparkman, his successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described, to wit:

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Joywood Estates, Section 2, of record in Plat Book 5210, Page 333, in the Register's Office of Davidson County, Tennessee, to which Plan Reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Medinah Rashied by Warranty Deed from James S. Sweeney, Sr., of record as Instrument No. 20030609-0079260, said Register's Office.

This is improved property known as 1510 C & D Jones Avenue, Nashville, Davidson County, Tennessee 37207.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto Aaron Lee Sparkman, his successors and assigns, said property in fee simple forever, and in bar of all right or equity of redemption.

And the party of the first part, as Substitute Trustee, does hereby transfer, assign, and setover unto Aavon Lee Sparkman, all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title as fully as he is authorized to do so as Trustee, but not further or otherwise. This conveyance is specifically made subject to real estate taxes and a Federal Tax Lien of record in Book 3882, Page 100, Register's Office for Williamson County, Tennessee.

WITNESS my hand on this 27th day of February, 2007.

Jeremy H. Cherry, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Jeremy H. Cherry, as said Substitute Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 27th day of February, 2007.

NOTARY PUBLIC

My Commission expires: _____

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $40,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of February, 2007.

NOTARY PUBLIC

My Commission expires: _____

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE