Davidson County DEEDTRS
Recvd: 02/28/07 10:25 2 pgs
Fees:13.00 Taxes:240.50
20070228-0024573

THIS INSTRUMENT PREPARED BY & RETURN TO:
Joel A. Freedman, Attorney
Priority Trustee Services of TN, L.L.C.
1587 N.E. Expressway
ATLANTA, GA 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 31, 1979, and recorded in the Register's Office of Davidson County, Tennessee, at Book No. 5476, Page 317, ("Deed of Trust"), Allen L. Haigler and Bernetta M. Haigler conveyed to Wayne R. Tate, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to ABN AMRO Mortgage Group Inc. a Delaware Corporation; and

WHEREAS, **ABN AMRO Mortgage Group Inc. a Delaware Corporation,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Book 20021126, Page 0146340**, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 01/25/07, 02/01/07, 02/08/07, in THE NASHVILLE RECORD, by which advertisement the sale was held on February 15, 2007, at the corner of Fifth and Broadway at the Main Entrance to the Gaylord Entertainment Center in Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Higgins, Himmelberg & Piliponis, P.L.L.C., the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **American Consulting Corp.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$18,800.00**; and

WHEREAS, **American Consulting Corp.** has/have complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by **American Consulting Corp.** as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Priority Trustee Services of TN, L.L.C.**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **American Consulting Corp.**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 325 on the Plan of Parkwood Estates, Section 2, as of record in Book 3300, Page 5, Register's Office for said County. Said Lot No. 325 fronts 75.0 feet on the North side of Wilmoth Road and extends back between lines, 180.0 feet on the Westerly line and 146.9 feet on the Easterly line to a dead line in the rear, which is broken, on which it measures 92.5 feet. Being the same property conveyed to Allen L. Haigler and wife, Bernetta M. Haigler by deed from Leslie M. Cannon and wife, Ivy B. Cannon, which deed is being recorded simultaneously with this instrument.

The last recorded Warranty Deed was filed of record at Book 5476, Page 314, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto forever, to **American Consulting Corp.**, his/her/their successors and assigns, whom the said, **Priority Trustee Services of TN, L.L.C.**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, **Priority Trustee Services of TN, L.L.C.**, Substitute Trustee, has hereunto set his hand, this 15th day of February, 2007.

Priority Trustee Services of TN, L.L.C.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On this 15th day of February, 2007, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared , Dionne Simmons, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Vice President of **Priority Trustee Services of TN, L.L.C.**, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the limited liability company by himself or herself as such officer or member.

WITNESS my hand and Notarial Seal the day and year above written.

Robin M. Walker
Notary Public State of Georgia
DeKalb County
My Commission expires April 12, 2008

Notary Public

My Commission Expires:_____

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STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $18,800.00, 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 THIS 15th DAY OF FEBRUARY 2007.

Robin M. Walker
Notary Public State of Georgia
DeKalb County
My Commission expires April 12, 2008

Notary Public

My Commission Expires: _____

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MSP No.: 393.0212206TN (Haigler)
Lender Loan No.: 0000766483
Property Address: 3120 Wilmoth Road, Nashville, TN 37207
Tax Parcel ID No.: 50-14; 145.00

Mail Tax Notices To and Property Owner:
American Consulting Corp.
1146 Longview Drive
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 65,000.00

AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 28 DAY OF Feb 20 07

Deputy Register