96B

Davidson County DEEDTRS
Recvd: 03/30/07 11:47 3 pgs
Fees:17.00 Taxes:0.00

20070330-0038278

This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

INST. NO. 20020816-0099537

****This deed is being corrected to reflect the proper grantee in all paragraphs****

Responsible Taxpayer and Property Owner:
Tax Parcel No. 126-15-0-A-110

Name: Michial D. Vaughn, Sr. Address: 4202 Aberdeen Road
Nashville, TN 37205

Common Description: 6713 Boundary Run
Nashville, TN 37221

Legal Description: Being Lot Number 110 on the Plan of Final Plat Riverwalk, Phase 1A, Section 1 & Phase 1B, Register's Office for Davidson County, Tennessee.

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $166,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Philip M. Kleinsmith, Trustee

STATE OF TENNESSEE NOTARY PUBLIC STATE OF COLORADO

Sworn to and subscribed before me,
by Philip M. Kleinsmith, Trustee,
this 29th day of August, 2006.

Notary Public
My Commission Expires: 12/27/07.

MY COMMISSION EXPIRES 12/27/2007

CORRECTED SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under that Deed of Trust executed by **Raymond B. Cottrell and Stephanie E.**

Cottrel, dated 8/16/2002 and recorded 8/16/2002 at Instrument No. 20020816-0099537, Register's Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of Countrywide Home loans, Inc., default having been made in the performance of the terms and provisions of the deed of Trust, demand having been made upon said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Tuesday, August 29, 2006 at 10:00 a.m. pursuant to the advertisement published in the Nashville Record, and sent by mail to the Debtor and lienors of record, offer for sale, at Front Steps of Old Ben West Library Building, 225 Polk Avenue, Nashville, TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale Michial D. Vaughn, Sr. became the highest and best bidder(s) at and for the sum of $166,000.00 and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

WHEREAS, the undersigned Successor Trustee previously delivered a Successor's Trustee Deed to Michial D. Vaughn with a scrivener's error purporting to convey title to the subject real property to the Secretary of Veterans Affairs at the direction of Mr. Vaughn; and

WHEREAS, it was never the intent of the undersigned Successor Trustee to convey title to the Secretary of Veterans Affairs and no delivery of any deed was made to the Secretary of Veterans Affairs as to the property; and

WHEREAS, any and all references to the Secretary of Veterans Affairs in the Successor Trustee's Deed previously delivered to Mr. Vaughn which of record in Instrument 2006830-0107326, Register's Office for Davidson County, Tennessee were incorrect and were inserted in said deed solely due to scrivener's error and the intended grantee was the high bidder, Michial D. Vaughn, Sr.

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer, and convey unto Michial D. Vaughn, Sr., Grantee, the following described real estate, to wit:

> Being Lot Number 110 on the Plan of Final Plat Riverwalk, Phase 1A, Section 1 and Phase 1B, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said described real estate upon the Grantees, his successor and assigns, forever in fee simple.

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made.

However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of

covenants and warranties contained in the Deed of Trust recorded **at INST. NO. 20020816-0099537**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 29th day of August, 2006.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Sarah B. Bunten, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 29th day of August, 2006.

SARAH B. BUNTEN NOTARY PUBLIC STATE OF COLORADO

MY COMMISSION EXPIRES 12/27/2007

Notary Public

My Commission Expires: 12/27/07.