This Instrument Prepared By:

David M. Smythe
Smythe & Puryear
Suite 333- Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

Davidson County DEEDTRS
Recvd: 03/30/07 15:07 2 pgs
Fees:13.00 Taxes:373.70
20070330-0038454

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
Suzanne Greer 8945 Sawyer Brown Road Nashville, Tennessee 37221	Same	Map No. 083 09 0 Parcel 129.00

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $101,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of March, 2007.

Notary Public

AMIE L. WIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 7/25/09

WHEREAS, by Deed of Trust dated August 26, 2005, and recorded in Instrument No. 20050829-0103012, Register's office for Davidson County, Tennessee, Daniel Leath conveyed to Richard A. Northcutt, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument of record in Instrument No. 20070205-0015013, said Register's office; 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 of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust and such ad appeared in The Nashville Record on March 8, 2007, March 15, 2007 and lastly on March 22, 2007; and

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 30th day of March, 2007, at 1:00 o'clock p.m. at the front door of the Davidson County Register of Deeds Offices, 501 Broadway, Nashville, Tennessee; 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 sale, Suzanne Greer, being the highest and best bidder, became the purchaser of said property at and for the sum of One Hundred and One Thousand and 00/100ths Dollars ($101,000.00), with regard to this lien Deed of Trust indebtedness.

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Suzanne Greer, the following real estate:

Land in Davidson County, Tennessee, being the westerly 25 feet of Lot No. 20 on the Plan of the Second Re-Subdivision of the Bransford –

McWhirter Subdivision of the Allison Place, as of record in Plat Book 332, Page 20, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Daniel Leath by Quitclaim Deed of record in Book 10720, Page 275, dated December 15, 1997, Register's Office for said County. See also Quitclaim Deed of record in Book 8463, Page 502 and deed of record in Book 8152, Page 98, said Register's Office.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from the equity of redemption, statutory right of redemption, homestead, dower, elective or distributive share and all other exemptions of every kind in the maker of said Deed of Trust and all persons claiming through and under said maker.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Suzanne Greer, her successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Register's Office. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 30th day of March, 2007.

David M. Anthony
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Amie Wiggins, a Notary Public in and for the said county and State, the within named bargainor, David M. Anthony, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 30th day of March, 2007.

Notary Public

AMIE L. WIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 7/25/09