THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

NEW OWNER AND ADDRESS:
Wallace P. Mitchell
2862 Hwy 41S
Springfield, Tennessee 37172

Davidson County DEEDTRS
Recvd: 04/11/07 09:20 3 pg
Fees:18.00 Taxes:437.67
20070411-0043067

SEND TAX BILLS TO: Same

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 8th day of March, 2007, by and between **RUSSELL E. FREEMAN**, Substitute Trustee, Party of the First Part, and **WALLACE P. MITCHELL, a single man**, Party of the Second Part.

WHEREAS, by a Deed of Trust dated March 28,2003, of record in the Register's Office for Davidson County, Tennessee, in Instrument Number 20030409-0047494, Francisco Aaron Rodriguez, and wife, Maria Norma Veronica Contreras Zarate transferred to Homer R. Ayers, Trustee, to secure the indebtedness described in said instrument, and by Appointment of Substitute Trustee dated January 26, 2007, of record in the Register's Office for Davidson County, Tennessee, in Instrument Number 20070208-0016548, Russell E. Freeman was appointed Substitute Trustee of the hereinafter described real estate; and,

WHEREAS, at the request of the holders of the indebtedness, I, Russell E. Freeman, Substitute Trustee, under and by virtue of the powers vested in me as such Substitute Trustee in said Installment Deed, advertised the said real estate as required by law and by the terms of said deed by giving twenty (20) days notice by three successive publications namely: February 22, 2007, March 1, 2007, and March 8, 2007, in The Nashville Record, Nashville, Tennessee, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead and provided in said deed and subject to all restrictions of record, all unpaid taxes and other prior liens of record.

Pursuant to said advertisement, on Thursday, March 8, 2007, at 12:00 P.M., at the front door of the Courthouse in Davidson County, Tennessee, I, Russell E. Freeman, as said Substitute Trustee, offered for sale at public auction to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the hereinabove equities as provided in the deed, and subject to all restrictions of record, all unpaid taxes and any other prior liens of record, at which time after receiving competitive bids, sold said property to WALLACE P. MITCHELL, a single man, at the price of $118,289.63, this being the highest, last and best bid.

NOW, THEREFORE, in consideration of the premises, I, Russell E. Freeman, Substitute Trustee, do hereby sell, transfer, and convey to WALLACE P. MITCHELL, a single man, his successors and assigns, in fee simple and in bar of all equities above mentioned and subject to all restrictions of record, all unpaid taxes and any other prior liens of record the following described real estate, to-wit:

> BEING Lot No. 1 on the Re-plat of Lot 1 Janelle Manor of record in Instrument No. 20010214-0014134 in the Register's Office for Davidson County, Tennessee to which re-plat reference is hereby made for a more complete and accurate description of the said lot.
>
> Being the same property conveyed to Francisco Aaron Rodriguez and wife, Maria Norma Veronica Contreras Zarate, by deed from Wallace Mitchell, a single man, of record in Instrument No. 20030409-0047493, Register's Office for Davidson County, Tennessee.

I, Russell E. Freeman, Substitute Trustee, convey to WALLACE P. MITCHELL, a single man, all the rights conveyed to me as such Substitute Trustee in said Deed, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises are done solely as Substitute Trustee and not otherwise, under the power vested in me under deed hereinabove referred to and not as an individual.

WITNESS MY HAND, at Goodlettsville, Tennessee, on this the 30 day of March, 2007.

RUSSELL E. FREEMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RUSSELL E. FREEMAN**, Substitute Trustee and bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, on this the 30 day of March, 2007.

JUDY CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3/22/08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value, or consideration, for this transfer, whichever is greater, is $118,289.63.

AFFIANT

Sworn to and subscribed before me,

this 30 day of March, 2007.

NOTARY PUBLIC

My Commission Expires: 3/22/08

JUDY CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.