This Instrument Prepared By:

Davidson County DEEDTRS
Recvd: 04/24/07 14:48 2 pgs
Fees:13.00 Taxes:308.95
20070424-0048931

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

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
The Bank of Nashville 401 Church Street, 2nd Floor Nashville, Tennessee 37219	Same	Map No. 149-9-181 2DU-68584

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $83,500.00, which includes a payoff balance owed to Wells Fargo Bank, the first lien holder for the property, by virtue of a Deed of Trust of record in Book 5349, Page 290, Register's Office for Davidson County, Tennessee.

Affiant

Subscribed and sworn to before me, this 24th day of April, 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 25, 2004, and recorded in Instrument No. 20040830-0104759, Register's office for Davidson County, Tennessee, Ronald William Purtee and wife, Patricia Ann Purtee, conveyed to Linda Hood, 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. 20070221-0021603, 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 Tennessean on March 30, 2007, April 6, 2007, and lastly on April 13, 2007; and

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 23rd day of April, 2007, at 10:00 o'clock a.m. at the south front door of the Davidson County Courthouse, 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, The Bank of Nashville, being the highest and best bidder, became the purchaser of said property at and for the sum of Eighty-Three Thousand, Five Hundred Dollars and 00/100ths ($83,500.00), which includes a payoff balance owed to the first lien mortgage holder, Wells Fargo Bank, pursuant to a Deed of Trust of record in Book 5349, Page 290, Register's Office for Davidson County, Tennessee.

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 The Bank of Nashville, the following real estate:

> Land in Davidson County, Tennessee, being lot No. 78 on the Plan of Barclay Square Subdivision, Section 3, as of record in Book 4675, Page 154, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
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> Being the same property conveyed to Ronald William Purtee and Patricia Ann Purtee by deed of record in Book 5523, Page 149, said Register's Office.
>
> Being also the same property conveyed to Ronald William Purtee by Quit Claim Deed of record in Instrument No. 20060724-0088720, said Register's Offices.

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 all current and future homestead exemption, curtesy and dower, elective or distributive share, valuation, stay, appraisement and marshalling of liens and asset rights relating to the property, as well as all statutory right of redemption, equity of redemption, and all other exemptions of every kind in the makers of said Deed of Trust and all persons claiming through and under said makers.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto The Bank of Nashville, its 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 24th day of April, 2007.

David M. Smythe
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. Smythe, 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 24th day of April, 2007.

Notary Public

AMIE WIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 7/25/09