Bk 34

THIS INSTRUMENT PREPARED BY:
Leon Sharber, Attorney at Law
1161 Murfreesboro Road, Suite 505
Nashville, Tennessee 37217

SEND TAX BILL TO NEW OWNER
Music City Enterprises, LLC
116 Lineberry Blvd., #300
Mt. Juliet, TN 37122

Davidson County DEEDTRS
Recvd: 05/17/07 14:10 3 pgs
Fees:18.00 Taxes:148.00
20070517-0059239

Map: 53-3
Parcel: 116

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions provided for in a Deed of Trust dated July 12, 2006, to Leon Sharber, Trustee, appointed Substitute Trustee in Instrument Number 20070209-0016844, Register's Office for Davidson County, Tennessee executed by Neptali Maldonado, as same appears of record in Instrument Number 20060718-0086668, re-recorded in Instrument Number 20060908-0111508,Register's Office for Davidson County, Tennessee; and default having been made on the payment, obligation, terms and conditions, provided therein, and said default has not been corrected;

WHEREAS, the said Leon Sharber, Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and he is clothed with all the powers, duties and obligations contained; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instruments; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Davidson A M, a newspaper published in Davidson County, Tennessee, the first insertion appearing on March 23, 2007, and subsequent insertions appearing on March 30, 2007 and April 6, 2007, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, on April 16, 2007 at 11:00 A.M., being the time, and at the front door of the Executive South Building, 1161 Murfreesboro Road in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time the said

real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Music City Enterprises, LLC at and for the sum of FORTY THOUSAND AND NO/100($40,000.00)DOLLARS, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW THEREFORE, in consideration of the premises and the payment by Music City Enterprises, LLC of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Leon Sharber, Substitute Trustee, does hereby grant, bargain, sell and convey to the said Music City Enterprises, LLC, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

BEING Lot No. 24 of Block "A" on the unrecorded plan of Homeacres, as shown on the Plan of Blanchard and Parrish, Civil Engineers, dated October 26, 1939.

Said Lot 24 fronts 122 feet on the westerly side of Larkin Springs Road and runs back between lines 351.3 feet on the northerly line and 347.3 feet on the southerly line of an easement reserved for public utilities on which it measures 122 feet, the northeast corner of said lot being 253 feet south of the southwest intersection of Larkin Springs Road and Sanitarium Drive.

For source of title reference is made to Instrument Number 20060718-0086667, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Music City Enterprises, LLC, its successors and assigns, in fee simple forever, to whom the said Leon Sharber, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but no further of otherwise.

IN WITNESS WHEREOF, Leon Sharber, Substitute Trustee, has executed this instrument on the 16th day of April, 2007.

Leon Sharber

LEON SHARBER, SUBSTITUTE TRUSTEE

STATE OF TENENSSEE
COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Leon Sharber, Substitute Trustee, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 16th day of April, 2007.

Lynda Kaye Jones
NOTARY PUBLIC

LYNDA KAYE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:
1/23/2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, to the best of my knowledge and belief, for this transfer is $40,000.00.

Leon Sharber
AFFIANT

Sworn to and subscribed before
me this 16th day of April, 2007.

Lynda Kaye Jones
NOTARY PUBLIC

LYNDA KAYE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:
1/23/2010