MAP AND PARCEL 081 03 0 189.00

Davidson County DEEDTRS
Recvd: 06/05/07 16:04 3 pgs
Fees:18.00 Taxes:176.51
20070605-0067289

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated 7th day of April, 2005, 2007, And recorded in the Office of the Register of deeds of Davidson County, Tennessee as Instrument Number 20050520-0057101, Terry Branch Conveyed to CHARLES PATRICK FLYNN, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument Number 20070314-0031454, in the Register's Office of said County; 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 by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on the 17th day of May, 2007, at the outside door of the Register of Deeds Office located at 501 Broadway, Suite 501, Gaylord Entertainment Center, Nashville, Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement announcement was made that the sale would be continued until the 21st day of May, 2007, at 12:00 noon; and,

WHEREAS, at the time and place mentioned above, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale JOHN DENTON being the highest and best bidder, became the purchaser of said property at and for the sum of FORTY-SEVEN THOUSAND SEVEN HUNDRED FOUR AND 90/100-- DOLLARS ($ 47,704.90); 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 the sale, the balance being applied upon said indebtedness for which property was sold,

NOW THEREFORE, in consideration of the premises and the payment by JOHN DENTON of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Saturn and Mazer Title Services, Inc., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said JOHN DENTON his heirs, successors and assigns in fee simple forever, the property above mentioned and now further described as being in, Davidson County, State of Tennessee, to-wit:

Being Lot No. 18 on the Plan of Buena Vista, as of record in Book 57, Page 26 & 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 18 fronts 50 feet on the easterly side of 14th Avenue, North, formerly Nancy Street, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Terry Branch from John Denton by Warranty Deed reocrded in Instrument No.: 200505200057100, 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 JOHN DENTON, his successors, heirs or assigns in fee simple forever, to whom the said Saturn and Mazer Title Services, Inc., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid County and subject to any unpaid taxes.

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	$	12.00
Publication Expense		265.02
Attorney's Fee and Trustee's Fees		300.00
Credit on Note		47,127.88
TOTAL	$	47,704.90

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Saturn and Mazer Title Services, Inc., Substitute Trustee, has on May 21, 2007, hereunto set its hand and seal.

SATURN AND MAZER TITLE SERVICES, INC.
Substitute ~~Trustee~~

By: Alan L Saturn Pres.
ALAN L. SATURN, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On _____, 2007, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Alan L. Saturn to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and official seal at office the day and year above written.

_____
NOTARY PUBLIC

My Commission Expires: _____

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
2134 14th Avenue, North
Nashville, Tennessee 37208

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
JOHN DENTON
923 Fatherland Street
Nashville, Tennessee 37206

Mortgagee: None

This Instrument Prepared by:
Saturn and Mazer Title Services, Inc.
Attorneys at Law
212 Third Avenue, North
Nashville, Tennessee 37201
(615) 259-3666

STATE OF TENNESSEE - COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,704.90.

AFFIANT Alan L. Saturn

SUBSCRIBED AND SWORN BEFORE ME, ALAN L. SATURN

Alan L Saturn
NOTARY PUBLIC

My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared ALAN L. SATURN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of SATURN AND MAZER TITLE SERVICES, INC., a corporation, and that he as such President, executed the foregoing instrument, for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this the 21 day of May, 2007.

Janet S. Davis
NOTARY PUBLIC

My Commission Expires: _____

JANET S. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008