STATE STATE OF TENNESSEE
COUN COUNTY OF DAVIDSON
I herel THE ACTUAL CONSIDERATION OR TRUE VALUE. or the true
value WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 100,000 Steve Michaels
AFFIANT
AFFIAI SUBSCRIBED AND SWORN TO BEFORE ME, THIS
Sworn THE 3 DAY OF Aug 20 07
Deputy Register
NOTAI

Davidson County DEEDTRS
Recvd: 08/03/07 15:25 2 pgs
Fees:13.00 Taxes:370.00
20070803-0092909

Map and Parcel No.150-09-0-A-126.00 CO

New Owner:
Steve Michaels
P.O. Box 22814
Nashville, TN 37202
Send Tax Notices To:
Same

SUCCESSOR TRUSTEE'S DEED

WHEREAS by Deed of Trust dated November 19, 2004, recorded November 23, 2004 as Instrument No. 20041123-0140430, in the Register's Office for Davidson County, Tennessee, Dorothy C. Stockard conveyed to Mike Roll, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth to the beneficiary, American General Financial Services, Inc.; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Successor Trustee by Instrument of record as Instrument No. 20070702-0079038, in the Register's Office for Davidson County, Tennessee; 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 Friday, August 3, 2007 at 12:00 noon outside the offices of the Davidson County Register of Deeds, Gaylord Entertainment Center, 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 time the said property was struck off and sold to Steve Michaels, whose address is P.O. Box 22814, Nashville, TN 37202 at and for the sum of $13,501.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor 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 Steve Michaels of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, J. Wayne Thomas, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Steve Michaels, his heirs and assigns, in fee simple forever, the property above-mentioned and now further described as being in Antioch, Davidson County, State of Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Number 280 on the Plan of Forest View Park, Section VIII, as of record in Plat Book 6900, page 633, also known as part of Lot Number 66 on the Plan of Forest View Park south as of record in Plat Book 6900, page 160, Register's Office for said County. Said Lot Number 280 fronts 42.90 feet on the Southeast margin of Curran Court and runs back 78.32 feet on the Northerly line and 80.14 feet on the Westerly line to a broken line in the rear which measures 153.77 feet thereon.

Being the same property conveyed to Dorothy C. Stockard, by Warranty Deed from Capital Journey, LLC, a Tennessee limited liability company, dated May 13, 2004, recorded May 17, 2004, of record in Instrument Number 20040517-0057438, Register's Office for Davidson County, Tennessee.

This property is improved property, known as 1216 Curran Court, Antioch, Tennessee 37013.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Plat Book 6900, page 633, in the Register's Office for Davidson County, Tennessee; to restrictions of record at Book 7079, page 472, and at Book 7522, page 905 in said register's office; and to the 2006 Davidson County property taxes, plus penalty and interest, and to those of subsequent years, which are not yet due or payable. The subject real property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Steve Michaels, his heirs and assigns forever; to whom J. Wayne Thomas, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Successor Trustee, but not further or otherwise.

Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said J. WAYNE THOMAS, Successor Trustee, has hereunto set its signature, on this, the 3rd day of August, 2007.

Successor Trustee
J. WAYNE THOMAS, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within-named J. WAYNE THOMAS, Successor Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 3rd day of August, 2007.

My commission expires: 4-7-08

NOTARY PUBLIC

MICHAEL B. WOMELDUFF
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

When Recorded Return To:
RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217