Davidson County DEEDTRS
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20070822-0100289

This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

INST. NO. 20021204-0149093

Responsible Taxpayer and Property Owner:
Tax Parcel No. 083100226

Name: Aubrey Hiam Address: 301 Fairbanks Road
Goodlettsville, TN 37072

Common Description: 1706 Ordway Place
Nashville, TN 37206

Legal Description: See Exhibit "A"

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $122,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Philip M. Kleinsmith, Trustee

Sworn to and subscribed before me,
by Philip M. Kleinsmith, Trustee,
this 14th day of August, 2007.

Notary Public
My Commission Expires: 12/07/07

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under that Deed of Trust executed by **Christoper Espander** dated **11/08/2002** and recorded **12/04/2002** as Inst. No. **20021204-0149093**, Register's

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for America's Wholesale Lender** default having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Tuesday, **August 14, 2007** at 10:00 a.m. pursuant to the advertisement published in the **Tennessean** and sent by mail to the Debtor and lienors of record, offer for sale, at **The Front Steps of Old Ben West Library Building, 225 Polk Avenue, Nashville,**TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **Aubrey Hiam** became the highest and best bidder(s) at and for the sum of **$122,000.00** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **Aubrey Hiam,** Grantee, the following described real estate, to wit:

See attached Exhibit "A"

To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the

covenants and warranties contained in the Deed of Trust recorded as Inst. No. **20021204-0149093**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 14th day of August, 2007.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, ~~Kristine Sales~~ Sarah B. Bunten, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 14th day of August, 2007.

Notary Public

My Commission Expires: ~~11/07/10.~~ 12/27/2007

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

File No.: 1012391

EXHIBIT A

Land in Davidson County, Tennessee, being lots nos. 289 and 290 on the Plan of McEwen Place, as of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher Espander by Quitclaim Deed from Jeffrey Perry and Christopher Espander, executed on September 14, 1998 and filed of record in Book 11195, page 740, said Register's Office.