Davidson County DEEDTRS
Recvd: 09/10/07 15:08 2 pg:
Fees:13.00 Taxes:251.60
20070910-0108578

This Instrument was prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Avenue, Suite 322
Memphis, Tennessee 38117
901.525.2427

SUBSTITUTE TRUSTEE'S DEED

On the 20th day of August, 2003 **TIMOTHY W. LEE and wife, JULIANN M. LEE** executed a Deed of Trust to American Mtg Closers,, Davidson County, TN, as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee as **Instrument No. 20030904-0128712** and Paul N. Royal of Shelby County, Tennessee was substituted in its place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee in **Instrument No. 20050808-0093102.**

The property is known as 1609 Sharpe Avenue, Nashville, TN 37206 and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in **The Nashville Record** newspaper, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on August 10, August 17, August 24, 2007. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Thursday, September 6, 2007 at 11:30 a.m. and at the place mentioned in the advertisement which was outside the door of the Register of Deeds Office for Davidson County, which is inside the Sommet Center, 501 Broadway, Suite 501, Nashville, Tennessee. The said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to **AMERICAN CONSULTING CORP.** for the sum of **$36,986.00**, which was the highest and best valid bid offered, and the purchaser, **AMERICAN CONSULTING CORP.**, has complied with its bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, Paul N. Royal, Substitute Trustee, does hereby bargain, sells, and conveys unto the **AMERICAN CONSULTING CORP.**, the property above mentioned and now more fully described as follows:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 5 on the Map of the subdivision of the Roberts property, as of record in Book 421, Page 81, Register's Office for said County, being part of Lot No. 8 and that part of a 15 foot alley lying between said part of Lot 5 on the map of the subdivision of the Roberts property, as of record in Book 421, Page 81, and said part of Lot No. 8 on the Plan of the Martha Martin Lands, formerly known as the Jackson Place, a plan of which was in original Book 8, Page 441 and 442, said Register's Office, but said Book B has been copied on Book 161, Page 101, said Register's Office, described together according to a survey made by John Kohl & Company, Registered Land Surveyors, dated May 6, 1987 and described as follows:

Beginning at a point on the northerly margin of Sharp Avenue, know as East Sharp Avenue, 67 feet westerly from the northwest corner of said Sharpe Avenue and the first alley west of Chapel Avenue, said point being the southwest corner of the property conveyed to John Vernon McHone and wife, by deed from Hayden P. Sellers and wife, of record in Book 1813, Page 279, said Register's Office, thence with the Northerly margin of said Sharpe Avenue, westwardly 67 feet to a point; thence northwardly 187.7 feet to the southerly margin of Roberts Avenue; thence with the southerly margin of said Roberts Avenue, eastwardly 25 feet to the northwest corner of the said McHone property; thence with western boundary line of said McHone property, southwardly 190 feet to the beginning.

This being the same property described by deed of record in Book 7260, Page 789 in the Register's Office for Davidson County, TN.

Parcel No. 083-020-108.00

The said Paul N. Royal, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said Paul N. Royal, Substitute Trustee, has hereunto set his hand this 6th day of September, 2007.

PAUL N. ROYAL, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 6th day of September, 2007, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared Paul N. Royal, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

LINDA STUNDAHL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. MARCH 31, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 68000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF Sept. 2007
Deputy Register

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF _____)

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is, $36,986.00, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

_____
AFFIANT

SUBSCRIBED and sworn to before me this _____ day of _____, 2007.

_____
NOTARY PUBLIC

My Commission Expires:

_____

FOR REGISTER'S USE ONLY

Property known as: 1609 Sharpe Avenue Nashville, TN 37206	GRANTEE & Send Tax Notice to: American Consulting Corp. 1146 Longview Drive Hendersonville, TN 37075	This Instrument was prepared by: CRISLIP, PHILIP & ASSOCIATES 4515 Poplar Avenue, Suite 322 Memphis, Tennessee 38117 901.525.2427