Davidson County DEEDTRS
Recvd: 10/29/07 12:44 3 pgs
Fees:18.00 Taxes:334.48
20071029-0127334

This instrument prepared by:
Kevin J. Jones
Attorney at Law
1801 8th Avenue South, Suite 100
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map/ Parcel
Southeast Financial Federal Credit Union 444 James Robertson Parkway Nashville, TN 37203	SAME	107 14 0 149.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated June 9, 2006, executed by Moises Carcamo Ronson and wife, Ana Alejandre Martinez, to John E. Simmonds, a resident of Williamson County, Tennessee, as Trustee, as of record at Instrument No. 20060614-0070572, Register's Office for Davidson County, Tennessee, and as corrected by SCRIVENER AND NOTARY PUBLIC'S AFFIDAVIT recorded August 1, 2007 at Instrument No. 20070801-0091573, Register's Office for Davidson County, Tennessee, to secure the payment of the indebtedness described therein for the benefit of Southeast Financial Federal Credit Union; and,

WHEREAS, the lawful owner and holder of the indebtedness having appointed the undersigned, Kevin J. Jones, 1801 8th Ave. S., Ste. 100, Nashville, TN 37203, or his duly appointed agent as Substitute Trustee by written instrument of record at Instrument No. 20070913-0109692, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand upon me, Kevin J. Jones, 1801 8th Ave. S., Ste. 100, Nashville, TN 37203, Substitute Trustee, to exercise the power of sale contained in said Deed of Trust; and,

WHEREAS, I caused said property to be advertised in the Davidson A.M. section of The Tennessean, a newspaper published in Davidson County, Tennessee, once each week for three (3) consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 10:30 a.m., on October 19, 2007, at the front door of the Davidson County Courthouse and City Hall, Nashville, Tennessee; and,

WHEREAS, the highest, last and best bid received was in the amount of Ninety Thousand Four Hundred Dollars ($90,400.00), said offer and bid having been made by Southeast Financial Federal Credit Union;

NOW, THEREFORE, in consideration of said sum, I, Kevin J. Jones, 1801 8th Ave. S., Ste. 100, Nashville, TN 37203, Substitute Trustee, have bargained and sold and by these presents do transfer and convey to Southeast Financial Federal Credit Union, its' successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

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

Being Lot No. 106, on the plan of Miro Meadows, of record in plat Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to the Grantor herein by deed recorded herewith in Inst. No. 200606140070571, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD, said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Southeast Financial Federal Credit Union, its' successors, heirs and assigns, forever.

This conveyance is made by me as Substitute Trustee of all my right, title and interest in the property as described in the within above-referenced Deed of Trust, without warranty of any kind, and no further or otherwise.

WITNESS my hand this 24th day of OCTOBER, 2007.

Nashville TN Substitute Trustee

Kevin J. Jones, Nashville, TN, Substitute Trustee
1801 8th Ave. S., Ste. 100
Nashville, TN 37203

STATE OF TENNESSEE)
)SS:
COUNTY OF DAVISON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin J. Jones, 1801 8th Ave. S., Ste. 100, Nashville, TN 37203, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of October, 2007.

ALLEN F. BRANHAM
STATE
NOTARY PUBLIC
DAVIDSON COUNTY

Allen F Branham
Notary Public
My Commission Expires: May 22, 2010

STATE OF TENNESSEE)
)SS:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $90,400.00.

Affiant

Subscribed and sworn to before me this 24th day of October, 2007.

ALLEN F. BRANHAM
STATE
NOTARY PUBLIC
DAVIDSON COUNTY

Allen F Branham
Notary Public
My Commission Expires: May 22, 2010