Davidson County DEEDTRS
Recvd: 02/26/08 14:48 3 pgs
Fees:18.00 Taxes:136.91
20080226-0018881

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

Address New Owner:
American General Financial Services, Inc.
6410 Charlotte Ave., Suite 107
Nashville, TN 37209

Send Tax Bills To:
SAME

Map/ Parcel
81-07222.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated July 13, 2001, executed by Belinda A. Patterson, to R.E.L.S., Trustee, of record at Instrument No. 20010717-0075791, Register's Office for Davidson County, Tennessee, to secure the payment of the indebtedness described therein for the benefit of American General Financial Services, Inc.; 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. 20080124-0007560, 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 February 22, 2008, 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 Thirty Five Thousand One Dollar and Seventy-Six Cents ($35,001.76), said offer and bid having been made by American General Financial Services, Inc.;

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 American General Financial Services, Inc., its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

> The following described real estate located in Nashville, County of Davidson, State of Tennessee, to wit:
>
> BEING the southerly 33 feet of Lot No. 29 on the Map of W.H. Butler's Subdivision, as of record in Book 57, Page 98, Register's Office for said County.
>
> SAID part of Lot 29 fronts 33 feet on the westerly side of 16th Avenue North, formerly Butler Street, and runs back between parallel lines 145.6 feet to an alley.
>
> BEING the same property conveyed to Belinda A. Patterson, by Quitclaim Deed from Vernon R. Ranson and wife, Virginia L. Ranson, dated May 12, 1999, recorded May 27, 1999, of record in Book 11497, page 964, Register's Office for Davidson County, Tennessee.
>
> This property is also known as 1815 16th Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD, said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said American General Financial Services, Inc., 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 26 day of February, 2008.

Kevin J. Jones, Nashville, TN, Substitute Trustee

STATE OF TENNESSEE)
)SS:
COUNTY OF DAVIDSON)

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 26 day of February, 2008.

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 $37,001.76.

Affiant

Subscribed and sworn to before me this 26 day of February, 2008.

Notary Public
My Commission Expires: May 22, 2010