**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Dorothy Mariah Patton Elam a/k/a Dorothy Elam**

**GRANTEE(s)**
**American Consulting Corporation**

This Instrument Prepared By:
*Robert M. Wilson, Jr.*
***WILSON & ASSOCIATES, P.L.L.C.***
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Davidson County DEEDTRS
Recvd: 03/04/08 10:04 2 pgs
Fees:13.00 Taxes:172.05
20080304-0021416

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 22, 2005 and recorded July 1, 2005, as Instrument No. 20050701-0075861 in the Register's Office of Davidson County, Tennessee, Dorothy Mariah Patton Elam a/k/a Dorothy Elam conveyed to Infinity Title, LLC, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Michigan Fidelity Acceptance Corp dba Franklin Mortgage Funding, Inc. and Michigan Fidelity Acceptance Corp dba Franklin Mortgage Funding, Inc.'s successors and assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **AARON SQUYRES** as Successor Trustee and **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on February 5, 2008 as Instrument No. 20080205-0011925 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on February 27, 2008 at the SOMMET CENTER, 501 BROADWAY in Nashville, Tennessee, 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 American Consulting Corporation, at and for the sum of $45,200.00, 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 with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by American Consulting Corporation of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said American Consulting Corporation, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee being Lot No. 242 on the Plan of Section 1, Bordeaux Gardens, of record in Book 3300, page 91, Register's Office for said County, Said Lot No. 242 fronts 55 feet on the easterly side of Crowe Drive and runs back 138.3 feet on the northerly line and 131.18 feet on the southerly line to a dead line in the rear on which is measures 59.86 feet.
>
> Being the same property conveyed to Dorothy Mariah Patton Elam on 07/25/73, by deed from Ernest Brice and wife Barbara R. Brice, filed for record on 07/27/73, in Book 4731, Page 928, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 3230 Crowe Drive, Nashville, Tennessee 37218.
>
> Tax Parcel No.: 08008005500

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto American Consulting Corporation, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 27 day of Feb, 08.

Matthew Smith, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Matthew Smith, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 27 day of Feb, 08.

Notary Public

My Commission Expires: MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $$45,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

American Consulting Corporation

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in _____ this _____ day of _____, _____.

Notary Public

My Commission Expires: _____

**PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
American Consulting Corporation
3100 Dudley Ave
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 46,360
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF Mar. 20 08
Deputy Register