Davidson County DEEDTRS
Recvd: 03/11/08 15:30 4 pgs
Fees:23.00 Taxes:295.63
20080311-0024633

THIS INSTRUMENT PREPARED BY:
RICHARD B. MANER, P.C.
5775 Glenridge Drive
Building D, Suite 100
Atlanta, GA 30328

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Annette Neal and William Laurie, by Deed of Trust (the "Deed of Trust") dated January 25, 1999, of record in Book 11334, Page 114, Register's Office for Davidson County, Tennessee, conveyed to Arnold M. Weiss, Attorney, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to American Loan Centers, as last transferred to Nationscredit Financial Services Corporation by assignment recorded in **Deed Book _____, Page _____, Davidson County, Tennessee records, and 20080311-0024632

**BY ASSIGNMENT RECORDED SIMULTANEOUSLY HEREWITH

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Instrument Number 20080107-0001422, said Register's Office; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Tennessean (newspaper) on February 8, 2008, February 15, 2008, and February 22, 2008; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the Register of Deeds Office at the corner of 5th and Broadway at the front entrance to The Sommet Center (formerly The Nashville Arena) in Nashville, Tennessee at 12:00 p.m. on March 6, 2008. And, Charles E. Dale, (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Seventy Nine Thousand Nine Hundred Dollars And No Cents Dollars ($79,900.00).

NOW, THEREFORE, Mantenn, LLC in its capacity as Substitute Trustee, and not otherwise, for and in consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his/her/its heirs, representatives, successors, and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Our File # FC07-661
Loan # 7002695315

Being Unit No. 32 on the plan of Larchwood Planned Unit Development, as of record in Plat Book 6200, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Annette Neal by Quitclaim Deed from John Edward Weaks, dated February 21, 1989 and filed for record in April 12, 1989 in Book 7815, page 224, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid property free from all such legal, equitable, and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which were waived in the Deed of Trust, in as full and complete manner as the undersigned, in his/her capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

Mantenn, LLC, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, his/her/its heirs, representatives, successors, and assigns against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 10th day of March, 2008.

Mantenn, LLC

By: _____

Richard B. Maner

Title: Member

Our File # FC07-661
Loan # 7002695315

ACKNOWLEDGMENT

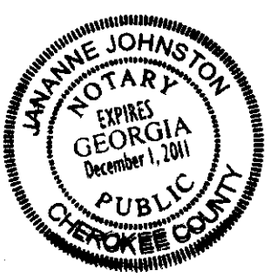
STATE OF GEORGIA
COUNTY OF FULTON

Before me, the undersigned authority, a Notary Public of the State of Georgia and County of Cherokee, personally appeared Richard B. Maner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an officer of Mantenn, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as member.

WITNESS my hand and official seal at office, this 10th day of March, 2008.

Jananne Johnston
Notary Public

My Commission expires:



Our File # FC07-661
Loan # 7002695315

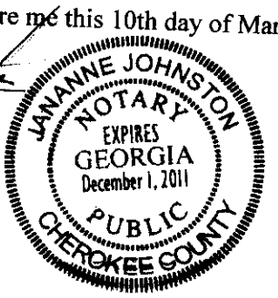
FORM FOR OATH

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $79,900.00.

Jennifer James
Affiant

Subscribed and sworn to before me this 10th day of March, 2008.

Jananne Johnston
Notary Public



My commission expires:

PROPERTY ADDRESS:
107 Lake Brink Drive
Nashville, TN 37210

ADDRESS NEW OWNER:
Charles E. Dale
253 Jackson Meadows Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Charles E. Dale
253 Jackson Meadows Drive
Hermitage, TN 37076

Map 96-16A, Parcel 58