Davidson County DEEDTRS
Recvd: 04/14/08 14:12 3 pgs
Fees:18.00 Taxes:444.00
20080414-0037699

THIS INSTRUMENT PREPARED BY:
William T. Hill, Attorney at Law
Sun Trust Bank Building
201 Fourth Ave North, Suite 1800
Nashville, Tennessee 37219

SUBSTITUTE TRUSTEE'S DEED

Address New Owner and Send Tax Bills To:

Eric Sox
7051 Hwy 70 South - 315
Nashville, TN 37221

Map-Parcel Numbers:

073-01-0 117.00

WHEREAS, Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Lugene F. Davis and wife, Dwana K. Davis, to Lawrence Vogan, Trustee, dated the 11th day of August, 2003 and being of record in Inst. No. 20030818-0119580, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof, Household Financial Center, Inc.

WHEREAS, Appointment of Substitute Trustee having been duly executed by the holder of the note and beneficiary of said Deed of Trust, Appointment of Substitute Trustee being of record in Inst. No. 20080327-0030856, in the Register of Deed's Office, Davidson County, Nashville, Tennessee, and appointing William Timothy Hill as Substitute Trustee.

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock noon (12:00 noon), April 11, 2008, at the Davidson County Courthouse, Public Square, 2nd Avenue, Nashville, Tennessee, when and where Eric Sox, ("Grantee"), became the last and highest bidder at the price of Ninety-five Thousand Two Hundred Thirty-one and 34/100 ($95,231.34) Dollars.

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, William Timothy Hill, Substitute Trustee, hereby conveys the Property described hereto in Exhibit "A", to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

William Timothy Hill, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 11th day of April, 2008.

William Timothy Hill, as
Substitute Trustee and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named William Timothy Hill, Substitute Trustee, 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 contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of April, 2008.

Charlotte E Herring
Notary Public

CHARLOTTE E. HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

My commission expires:

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $95,231.34.

Affiant

Subscribed and sworn to before me this 11th day of April, 2008.

Charlotte E Herring
Notary Public

My commission expires:

CHARLOTTE E. HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 120 000
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS
THE 14 DAY OF April 20 08
Deputy Register

EXHIBIT A

Being Lot Nos. 53 and 54 on the map of Happy Valley, Section C, not of record, described according to a survey made by Z J Wilkinson, Surveyor dated 9/2/45 and dated 2/7/47 as follows:

Beginning on the southerly margin of bobby Avenue at a point 1175 feet east of the easterly margin of Cooper Lane, being the corner of Lots Nos. 52 and 53; thence with the line between said two lots, southwardly 140 feet; thence eastwardly 85 feet to the westerly margin of Ruby Drive; thence with said Drive, northwardly 133 feet to the beginning of a curve; thence around said curve in a northwestwardly direction 44.1 feet to the southerly margin of Bobby Avenue; thence with said Avenue, westwardly 145.6 feet to the beginning.

BEING the same property conveyed to Lugene F. Davis and wife, Dwana K. Davis, by deed dated 8/11/03 of Instrument No. 20030818-0119579, Register of Deeds Office for Davidson County, Tennessee.

This is improved property known as 2740 Bobby Avenue, Nashville, Tennessee.