This document drafted by:
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Davidson County DEEDTRS
Recvd: 04/15/08 08:51 3 pg:
Fees:18.00 Taxes:194.27
20080415-0037909

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Southeast Financial Federal Credit Union Attn: Mr. Chad Boone 444 James Robertson Parkway Nashville, Tennessee 37203	SAME	162 09 0 097.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated September 30, 2004, executed by Martin Pineda and wife, Juana Santana, as Grantors, to John E. Simmonds, a resident of Williamson County, Tennessee, as Trustee, of record at Instrument No. 20041011-0122383, Register's Office for Davidson County, Tennessee, to secure the payment of the indebtedness described therein for the benefit of Southeast Financial Credit Union, whose address is 444 James Robertson Parkway, Nashville, Tennessee, 37219;

WHEREAS, the lawful owner and holder of the indebtedness having appointed the undersigned, Joseph J. Jensen, or his duly appointed agent as Substitute Trustee by written instrument of record at Instrument No. 20080314-0026022, 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, Joseph J. Jensen, 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 11:30 a.m., on April 11, 2008, on the steps of the south entrance of the Davidson County Courthouse, Public Square, Nashville, Tennessee; and,

WHEREAS, the highest, last and best bid received was in the amount of Fifty-Two Thousand Five Hundred Four and Ten/100 Dollars ($52,504.10), said offer and bid having been made by Southeast Financial Federal Credit Union, whose address is 444 James Robertson Parkway, Nashville, Tennessee, 37203.

NOW, THEREFORE, in consideration of said sum, I, Joseph J. Jensen, Substitute Trustee, have bargained and sold and by these presents do transfer and convey to Southeast Financial Federal Credit Union, whose address is 444 James Robertson Parkway, Nashville, Tennessee, 37203, its successors, heirs and assigns, the following land in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 138-A on the Plan of Zone Lot Division Lots 138, 139, and 140, Hickory View, Section Two, of record in Plat Book 5200, page 510, and amended in Book 5800, page 324, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Martin R. Pineda and wife, Juana Santana by Deed from Jordan Y. Conger, married, of record in Instrument No. 20041004-0118979, dated September 30, 2004, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Southeast Financial Federal Credit Union, whose address is 444 James Robertson Parkway, Nashville, Tennessee, 37203, 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 14th day of April, 2008.

Joseph J. Jensen, Substitute Trustee
604 West Main Street
Franklin, Tennessee 37064

STATE OF TENNESSEE)
)SS:
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph J. Jensen, 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 Franklin, Tennessee, this 14th day of April, 2008.

Notary Public
My Commission Expires: 11-22-2010

STATE OF TENNESSEE)
)SS:
COUNTY OF WILLIAMSON)

My Commission Expires NOV. 22, 2010

The actual consideration or value, whichever is greater, for this transfer is $52,504.10.

Affiant

Subscribed and sworn to before me this 14th day of April, 2008.

Notary Public
My Commission Expires: 11-22-2010

My Commission Expires NOV. 22, 2010