This Instrument Prepared By:

David Anthony
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511 Union Street, Suite 1600
Nashville, Tennessee 37219
615/238-6321

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
Janice L. Austelle and Donald G. Austelle 4100 Baldwin Arbor Nashville, Tennessee 37215	Same	10808021600

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $60,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of April, 2008.

Notary Public

My Commission Expires: My Commission Expires MAY 23, 2009

STACY LYNN STOUGHTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WHEREAS, by Deed of Trust dated December 15, 2004, and recorded in Instrument No. 20041217-0150343, Register's office for Davidson County, Tennessee, Steve C. Hartsell and Olma A. Hartsell conveyed to D. Jefferson Herring, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument of record in Instrument No. 20070824-0101832, said Register's office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust and such ad appeared in the Davidson A.M. on March 28, 2008, April 4, 2008, and lastly on April 11, 2008; and

Davidson County DEEDTRS
Recvd: 04/16/08 15:27 3 pgs
Fees:18.00 Taxes:222.00
20080416-0038640

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 16th day of April, 2008, at 1:00 o'clock p.m. at the front door of the Davidson County Register of Deeds Offices, 501 Broadway, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, Janice L. Austelle and Donald G. Austelle, being the highest and best bidder, became the purchaser of said property at and for the sum of Sixty Thousand Dollars ($60,000.00), with regard to this lien Deed of Trust indebtedness.

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Janice L. Austelle and Donald G. Austelle, the following real estate:

> A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:
>
> Being Lot No. 244B, Zone Lot Division, Lots No. 244, 245, 246, Section 2, Larchwood, of record in Plat Book 5800, page 280, amending Plat Book 5200, pages 57, 58, & 59, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.
>
> Being the same property conveyed to Paul R. Smith and wife, Janice L. Smith, from Gregory L. Tolbert and Christine A. Viehmann, by deed of record in Book 6682, page 840, Register's Office for Davidson County, Tennessee. As a result of the death of Paul R. Smith on May 3, 1996, title to the Property vested entirely in Janice L. Smith by survivorship. Janice L. Smith and Janice S. Austelle are one and the same person. And being the same property conveyed to Steve C. Hartsell and wife, Olma A. Hartsell, from Janice S. Austelle by deed of record as Instrument No. 20041217-0150342, Register's Office for Davidson County, Tennessee.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from the equity of redemption, statutory right of redemption, homestead, dower, elective or distributive share and all other exemptions of every kind in the maker of said Deed of Trust and all persons claiming through and under said maker.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Janice L. Austelle and Donald G. Austelle, their successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Register's Office. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 16th day of April, 2008.

David M. Anthony
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Tracy Stoughton, a Notary Public in and for the said county and State, the within named bargainor, David M. Anthony, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 16th day of April, 2008.

Notary Public

My Commission Expires MAY 23, 2009

My Commission Expires:_____

TRACY LYNN STOUGHTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.