Davidson County DEEDTRS
Recvd: 05/14/08 08:58 3 pg
Fees:18.00 Taxes:513.64
20080514-0049368

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Walter Mortgage Company	Same	20-0-75.00
(STREET ADDRESS OR ROUTE NUMBER) 4211 W. Boy Scout Boulevard P.O. Box 31601	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Tampa, FL 33631-3601	(CITY) (STATE) (ZIP)	

TRUSTEE'S DEED

This Instrument entered into this 9th day of May, 2008, by and between Craig R. Allen, Substitute Trustee, Party of the First Part, and Walter Mortgage Company, Party of the Second Part:

WHEREAS, by Deed of Trust dated May 10, 2007, and duly of record in Instrument No. 20070515-0058219, Register's Office for Davidson County, Tennessee, Jamie Donnell, a Single Person, conveyed to Craig R. Allen, as Substitute Trustee, the hereinafter described real estate to secure one note in the total amount of $131,820.00 payable in monthly installments of $1,156.81 each, the first installment to become due and payable on the 1st day of each succeeding month until the whole of said indebtedness is paid;

WHEREAS, default was made in the payment of said Note and Deed of Trust, the holder thereof having directed the First Party to sell said property as provided by said Deed of Trust, the First Party did cause foreclosure notices to be published once a week for three consecutive weeks beginning the week of April 18, 2008, in *The Tennessean* in accordance with applicable Tennessee law and the aforementioned Deed of Trust and said publication did advertise said property to be sold on the 9th day of May, 2008, at 10:00 a.m. C.S.T., and the Substitute Trustee, in accordance with the terms of the foreclosure notices and pursuant to applicable Tennessee law, offered said property for sale at the front door of the building at 501 Broadway (i.e. Sommet Center), Nashville, Tennessee, and after receiving competitive bids sold said property to Walter Mortgage Company for the sum of $138,820.38 this being the highest, last and best bid.

THEREFORE, in consideration of the owner and holder canceling and surrendering all of the notes secured by the aforesaid Deed of Trust, the same amounting to the sum of $138,820.38, plus interest and costs, the First Party has this day bargained and sold, and does hereby sell, transfer and convey unto the Second Party, its heirs and assigns, the following described real estate located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, Being Lot No. 21 on the Final Plat of Section Three, Jacobs Valley, of record in Plat by Instrument No. 20021010-0124310 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to the Grantors by deed which is being placed of record by Instrument No. 20070515-0058218 in the Register's Office for Davidson County, Tennessee.

Property address: 1076 Jacobs Valley Road
Joelton, TN 37080

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon unto the Party of the Second Part, its successors and assigns, in fee simple forever and in bar of all right or equity of redemption. The Party of the First Part, as Substitute Trustee, does hereby transfer, assign and set over unto the Party of the Second Part all of the covenants and warranties contained in the aforesaid Deed of Trust, but no further or otherwise.

WITNESS the signature of the Party of the First Part, on this, the date and day first written above.

CRAIG R. ALLEN, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally appeared before me, Cynthia J. Couey, a notary public in and for said county and state, the within named CRAIG R. ALLEN, 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 therein contained.

WITNESS MY HAND AND SEAL on this the 9th day of May, 2008.

Cynthia J. Couey
NOTARY PUBLIC

CYNTHIA J. COUEY STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

My Commission Expires: 12/12/2009

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $138,820.38, which amount is equal to or greater than the amount which the transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 9th day of May, 2008.

Notary Public

My Commission Expires: 12/12/2009

CYNTHIA J. COUEY
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

FILED BY:
LEITNER, WILLIAMS, DOOLEY
& NAPOLITAN, PLLC
801 BROAD STREET, THIRD FLOOR
CHATTANOOGA, TN 37402

THIS INSTRUMENT PREPARED BY
CRAIG R. ALLEN OF
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CHATTANOOGA, TN 37402