PICK-UP

Davidson County DEEDTRS
Recvd: 02/04/09 09:32 2 pgs
Fees:13.00 Taxes:29.60
20090204-0009440

New Owner - Send Tax Bills:
HomeTrust Partners
700 Craighead St #103
Nashville, TN 37204

Map: 91-10
Parcel: 93

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on October 13, 2006, AEC Investments, Inc. executed a Deed of Trust to Kirk C. Waite, Trustee of record instrument #20070122-0008108, Register's Office for Davidson County, Tennessee to secure obligations pursuant to a promissory note of even date payable to HomeTrust Partners , and;

WHEREAS, said HomeTrust Partners appointed Chan McCullough as Substitute Trustee by instrument #20080102-0000119 R.O.D.C., Tennessee; and

WHEREAS, default was made in the payment of the aforesaid indebtedness and in performance of the covenants described in the Deed of Trust, by reason of which the entire balance was declared due and payable; and

NOW, I, Chan McCullough, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications in THE NASHVILLE RECORD, a newspaper published in DAVIDSON County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on Monday December 22, 2008 at 10:00 A.M., at the front door of the at the outside door of the Register of Deeds Office, 501 Broadway, Sommet Center, Nashville, Davidson County, Tennessee, I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities as provided in said Deed of Trust, at which time HomeTrust Partners was the high bidder.

NOW THEREFORE, in consideration of the premises, I, Chan McCullough, Substitute Trustee, do hereby quitclaim unto HomeTrust Partners, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

Land in Davidson County, Tennessee, being part of Lot Nos. 32, 33, and 34 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, as record in Book 161, page 155, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of 24th Avenue, North, at the intersection of the westerly margin Of said 24th Avenue, North, and the northerly margin of Rose, formerly Yarbrough Street; thence with the northerly margin of said Rose Street, westerly 150 feet to a point in the easterly margin of a 12-foot alley; thence with the easterly margin of said alley, northwestwardly 50 feet to the southwest corner of a part of Lot Nos. 32, 33, and 34 conveyed to Louise Rittenberry, by deed from Lillie Bell Santi Ham, of record in Book 1335, page 97, said register's Office; thence with the southern boundary line of said Rittenberry property, eastwardly 145 feet, more or less, to a point in the westerly margin of said 24th Avenue, North; thence with the westerly margin of said 24th Avenue, North, southwardly 50 feet to the point of the beginning.

I, Chan McCullough, Substitute Trustee, convey to Araminta Williams Family Partnership, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual; property is subject to any governmental zoning or subdivision ordinances or regulations in effect thereon and further subject to any unpaid taxes or assessments owing on the property.

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Witness my hand this at Nashville, Tennessee this 4th day of ~~December, 2008~~ February 2009.

Chan McCullough
Substitute Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chan McCullough, 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of ~~December, 2008~~.

Commission expires 1st February 2009 MY COMMISSION EXPIRES: November 21, 2010 Notary Public

MACKENZIE REISS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $ 8000.

Araminta Williams

AFFIANT

Subscribed and sworn to me this 4th day of ~~December, 2008~~ February 2009.

Commission expires 1/7/2013 Notary Public

WILLIAM C. McCULLOUGH JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

This instrument prepared by:
Chan McCullough
700 Craighead St. #103
Nashville, TN 37204