This Instrument was prepared by:
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BILL GARRETT, Davidson County
Trans:T20090023990 DEEDTRS
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20090413-0032738

SUBSTITUTE TRUSTEE'S DEED

On the 19th day of August, 2003, **Becky Warren and Dollie Warren** executed a Deed of Trust to Gregg S. Murphy as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee as **Instrument No. 20030904-0128408** and Paul N. Royal of Shelby County, Tennessee was substituted in his place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee in **Instrument No. 20090225-0016513.**

The property is known as 135 Old Trinity Lane, Nashville, TN 37207 and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in **The Davidson A.M. % The Tennessean** newspaper, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on January 30, February 6, and February 13, 2009. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Tuesday, February 24, 2009 at 11:30 a.m. and at the place mentioned in the advertisement which inside the Sommet Center, 501 Broadway, Suite 501 (enter the building at the entrance located at the corner of Broadway and 6th Avenue) in Nashville, Tennessee. The said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to **AMERICAN HOME MORTGAGE SERVICING, INC** for the sum of **$67,609.26**, which was the highest and best valid bid offered, and the purchaser, **AMERICAN HOME MORTGAGE SERVICING, INC.**, has complied with its bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, Paul N. Royal, Substitute Trustee, does hereby bargain, sells, and conveys unto the said **AMERICAN HOME MORTGAGE SERVICING, INC.** , the property above mentioned and now more fully described as follows:

Land in Davidson County, Tennessee, Being the westerly 50 feet of Lot No. 13 on the Plan of T.J. Cage's Subdivision of the Tarpley Place, as of record in Book 332, Page 97, Registers Office.

Said part of Lot No. 13 fronts 50 feet on the northerly side of Trinity Lane and runs back between parallel lines with the easterly margin of Meadow Avenue 200 feet to a dead line.

This being the same property described by deed of record as Instrument No. 20001113-0112615, Register's Office for Davidson County, Tennessee.

SUBJECT TO all easements, restrictive covenants and conditions and other matters of record including all items set out on any applicable plat of record.

Parcel No. 71-7-8.00.

The said Paul N. Royal, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as **required by law.**

IN WITNESS WHEREOF, the said Paul N. Royal, Substitute Trustee, has hereunto set his hand this 24th day of February, 2009.

PAUL N. ROYAL, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 24th day of February, 2009, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared Paul N. Royal, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

TATUM PARNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES NOVEMBER 09, 2011

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is, **$67,609.26**, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me this 24th day of February, 2009.

NOTARY PUBLIC

TATUM PARNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES NOVEMBER 09, 2011

FOR REGISTER'S USE ONLY

Property known as: 135 Old Trinity Lane Nashville, TN 37207	GRANTEE & Send Tax Notice to: American Home Mortgage Servicing, Inc 4600 Regent Boulevard #200 Irving, TX 75063	This Instrument was prepared by: CRISLIP, PHILIP & ASSOCIATES 4515 Poplar Avenue, Suite 322 Memphis, Tennessee 38117 901.525.2427