BILL GARRETT, Davidson County
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Document Prepared By:
Greg T. Pratt, Esq.
448 N. Cedar Bluff, Ste 194
Knoxville, TN 37923

SUBSTITUTE TRUSTEE'S DEED

STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF LOUDON §

WHEREAS, June 21, 2002, David Preuss and Renee Preuss executed and delivered to Ernest B. Williams, IV, Trustee, a Deed of Trust which is recorded in Clerk No. 20020627-0077188 of the Deed of Trust Records of Davidson County, Tennessee (herein "Deed of Trust"), to secure a Note, (herein "Contract"); and

WHEREAS, the Deed of Trust Conveyed to the said trustee, that certain tract or parcel of land located in Davidson County, Tennessee, to wit:

Being the north 146.5 feet of Lot No. 2, Block J on the Map of Woodlawn Estates as of record in Book 843, Page 82, Register's Office for Davidson County; Said part of said lot fronts 100 feet on the south side of Dupont Avenue and runs back between parallel lines 146.5 feet to a dead line; Being the same property conveyed to Daniel Preuss and wife, Renee Preuss by deed from William T. Kizer and wife, Annie Mae Kizer dated 4/3/98 of record in Book 10881, Page 444, Register's Office for Davidson County, Tennessee as well as a 2000 Southern Energy "Lifestyle" manufactured home, Serial Nos. 33892A/B; commonly known as 500 Dupont Ave, Madison, TN 37115; and

PARCEL ID 043090343 00 RS7-5

Property is commonly known as 500 Dupont Ave., Madison, TN 37115.

WHEREAS, I, Gregory T. Pratt, was, by execution of an Appointment of Substitute Trustee, duly appointed by Beneficiary as Substitute Trustee fully in accordance with the terms of the Deed of Trust;

WHEREAS, default has occurred under the terms of the Contract and under the terms of the Deed of Trust and the Beneficiary has, since that default, requested that I, Gregory T. Pratt, Substitute Trustee, sell the property for the purpose of satisfying the obligations arising out of the Contract and Deed of Trust; and

WHEREAS, pursuant to said request and fully in compliance with the terms of the Deed of Trust, I proceeded to sell the property at front door of the Davidson County Courthouse, Altamont, Tennessee, at the time of 10:00 a.m. on the 13th day of April, 2009, after having given notice of the time of sale, and by the terms of the Deed of Trust, and after having first posted or causing to be posted written notice therefore in accordance with Tennessee Law;

WHEREAS, as such sale of property was by me struck off to 21st Mortgage Corporation (Grantee) at the hour of 10:05 o'clock p.m. on April 13, 2009, for and in consideration of the sum of $52,000.00, and other good and valuable consideration, it being the best and highest bidder therefore, and said consideration being the best and highest bid therefore.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that I, Gregory T. Pratt, of Knox County, Tennessee, Substitute Trustee as aforesaid, by virtue of the powers granted to me by the Deed of Trust and in consideration of the foregoing premises, and of the value expressed above conveyed to me by the Grantee, the receipt and sufficiency of which is hereby acknowledged, have granted, sold, and conveyed and by these presents do grant, sell, and convey the property unto 21st Mortgage Corporation;

TO HAVE AND TO HOLD the property, together with all and singular, the rights and appurtenances thereto and otherwise belonging to the Grantee and its successors and assigns forever and for, and on behalf of said Grantor in said Deed of Trust, I do hereby bind to said Grantor and successors and assigns, to warrant and forever defend, all and singular, the property hereinabove described, insofar as authorized by said Deed of Trust, unto Grantee and its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS MY HAND this 13th day of April, 2009.

Gregory T. Pratt, Substitute Trustee

STATE OF TENNESSEE §
§
COUNTY OF KNOX §

BEFORE ME, the undersigned authority, on this day personally appeared Gregory T. Pratt, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this 13th day of April, 2009.

PEGGY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Notary Public, in and for the State of Tennessee

Notary Expires: 9/26/2012

I hearby swear or affirm that the actual consideration for this transfer, or value of the property of interest in property transferred, whichever is greater is $52,000.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Gregory T. Pratt

STATE OF TENNESSEE §
§
COUNTY OF KNOX §

BEFORE ME, the undersigned authority, on this day personally appeared Gregory T. Pratt, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this 13th day of April, 2009.

PEGGY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Notary Public, in and for the State of Tennessee

Notary Expires : 9/26/2012

After Recording, Return to:

Greg Pratt
448 N. Cedar Bluff, Suite 194
Knoxville, TN 37923

Address for tax notices:

21st Mortgage Corporation
P.O. Box 477
Knoxville, TN 37901

ADDRESS OF NEW OWNER
21ST MORTGAGE CORPORATION
P.O. BOX 477
KNOXVILLE, TN 37901