SEND TAX BILLS TO:

American Consulting Corporation
3100 Dudley Avenue
Nashville, TN 37212

NEW OWNER:
American Consulting Corporation
Same address as above

BILL GARRETT, Davidson County
Trans:T20090046274 DEEDTRS
Recvd: 07/09/09 15:58 3 pgs
Fees:18.00 Taxes:44.40
20090709-0064307

PROPERTY ADDRESS:

1119 Joseph Avenue
Nashville, TN
Map & Parcel #:
082 03 0 042.00

PREPARED BY:
P. Edward Schell
Schell Binkley & Davies, LLC
511 New Highway 96 West, Suite 204
Franklin, TN 37064
(615) 550-2800

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Tonya R. Waller, by Deed of Trust (the "Deed of Trust") dated April 25, 2008, of record as Instrument No. 20080507-0046928, Register's Office for Davidson County, Tennessee, conveyed to Kay Waller, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to Cadence Bank, N.A.; and

WHEREAS, Cadence Bank, N.A. is now the owner and holder of said indebtedness and note; and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner or holder of the Note by Instrument No. 20090526-0048268, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Tennessean on June 12, 2009, June 19, 2009, and June 26, 2009; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the Davidson County Courthouse in Nashville, Tennessee at 10:00 a.m. on July 6, 2009 and American Consulting Corporation (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Twelve Thousand and 00/100 ($12,000.00) Dollars.

NOW, THEREFORE, P. Edward Schell in his capacity as Substitute Trustee, and not otherwise, for and in consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 100 on the Map of Sharpe and Horn's Second Addition, of record in Plat Book 161, page 53, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Tonya R. Waller by deed from Wendell Pendleton, Michael Pendleton and Ricky Gooch recorded simultaneously with the Deed of Trust as Instrument No. 20080507-0046927, said Register's Office.

TO HAVE AND TO HOLD the aforesaid property free from all such legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same. P. Edward Schell, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 6th day of July, 2009.

P. Edward Schell, Sub Trustee
P. EDWARD SCHELL, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named P. Edward Schell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal on this the 6th day of July, 2009.

Phyllis J. Kirby
NOTARY PUBLIC

PHYLLIS J. KIRBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3/11/12

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Twelve Thousand and 00/100 ($12,000.00) Dollars, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

P. Edward Schell
Affiant

Sworn to and subscribed before me this 6th day of July, 2009.

Phyllis J. Kirby
NOTARY PUBLIC

PHYLLIS J. KIRBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3/11/12