SUBSTITUTE TRUSTEE'S DEED

Map 119
Group 5
Parcel 238

WHEREAS, by Deed of Trust dated August 11, 2005, recorded in Instrument No. 20050815-0096330, Register's Office for Davidson County, Tennessee, Alejandro Oliverez-Gonzaga and wife, Estner Vargas conveyed to Richard A. Northcutt, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Instrument No. 20081204-0117672 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale in the Deed of Trust by which advertisement the sale was appointed to be held on August 17, 2009 at 12:00 p.m. at the outside door of the Register of Deeds office located at 501 Broadway, Sommet Center f/k/a Gaylord Entertainment Center in Nashville, Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to MiCasa of America, LLC whose address is PO Box 158838 4015 Hillsboro Pike, Suite 208, Nasvhille, Tennessee 37215 at and for the sum of Sixty Thousand Dollars and 00/100ths ($60,000.00) that being the highest and best bid offered; and

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which the property was sold.

NOW THEREFORE, in consideration of the premises and the payment by MiCasa of America, LLC, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Auborn L. Hager, III, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said MiCasa of America, LLC, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, Davidson County, Tennessee, to-wit:

BILL GARRETT, Davidson County
Trans:T20090056368 DEEDTRS
Recvd: 08/18/09 12:08 3 pgs
Fees:18.00 Taxes:222.00
20090818-0077617

Being the easterly 50 feet of Lots Nos. 177, 178, 179 on the Map of the resubdivision of Lots Nos. 3, 4 and parts of Lots Nos. 5 and 6 in Cumberland Nurseries of record in Book 332, Page 148, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Alejandro Oliverez-Gonzaga and wife, Estner Vargas by Deed dated August 11, 2005 of record at Instrument No. 20050815-0096329, in the Register's Office for Davidson County, Tennessee.

PROPERTY ADDRESS: 113 Elberta Street, Nashville, Tennessee 37211.

There are no liens or claimed liens of the United States or the State of Tennessee which would require notice to be given to the United States or the State of Tennessee pursuant to the provisions of 26 U.S.C. Section 7425 (d)(1) or T.C.A. Section 67-1-1433 (b)(1), respectively.

TO HAVE AND TO HOLD the said property above described together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto MiCasa of America, LLC, its successors and assigns, in fee simple forever, to whom the said Auborn L. Hager, III, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Auborn L. Hager, III, Substitute Trustee, has hereunto set his hand and seal this 17th day of August 2009,

Auborn L. Hager, III, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17th day of August, 2009, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Auborn L. Hager, III, to me known to be the person described in and who executed the foregoing instruments, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and seal the day and year within.

NOTARY PUBLIC

My Commission Expires: January 17, 2010

JACKIE J. SIMONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief the actual consideration or value for this transfer, whichever is greater, is $ 60,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Auborn L. Hager, III, Affiant

Sworn to and subscribed before me this 17th day August, 2009.

NOTARY PUBLIC

My Commission Expires: January 17, 2010

JACKIE J. SIMONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

MiCasa of America, LLC
PO Box 158838
Nashville, Tennessee 37215
4015 Hillsboro Road, Suite 208
Nashville, Tennessee 37215

THIS INSTRUMENT WAS PREPARED BY:

AUBORN L. HAGER, III
Attorney at Law
1650 Murfreesboro Road, Suite 136
Franklin, Tennessee 37067