BILL GARRETT, Davidson County
Trans:T20090075382 DEEDTRS
Recvd: 11/04/09 14:19 3 pgs
Fees:18.00 Taxes:516.50
20091104-0102073

This instrument prepared by:
Kevin J. Jones
Attorney at Law
1801 8th Avenue South, Suite 100
Nashville, Tennessee 37203

| Address New Owner: | Send Tax Bills To: | Map/ Parcel |
|---|---|---|
| American General Financial Services, Inc.<br>61 E Thompson Lane Suite 114<br>Nashville, TN 37207 | same as owner | 60-07 113.00 |

**TRUSTEE'S DEED**

WHEREAS, by a Deed of Trust dated May 24, 2006, executed by John D. Collins, to Kevin Jones/Nashville, Trustee, as of record at Instrument Number 20060525-0061764, Register's Office for Davidson County, Tennessee, to secure the payment of the indebtedness described therein for the benefit of American General Financial Services, Inc.; and

WHEREAS, default was made in the payment of said indebtedness and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand upon me, Kevin Jones, Trustee, to exercise the power of sale contained in said Deed of Trust; and

WHEREAS, I caused said property to be advertised in the The Tennessean, a newspaper published in Davidson County, Tennessee, once each week for three (3) consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 11:00 a.m., on Friday, October 23, 2009, at the front door of the Metro Nashville Davidson County Courthouse and City Hall, Nashville, Tennessee; and

WHEREAS, the highest, last and best bid received was in the amount of One Hundred Thirty-Nine Thousand Five Hundred Ninety-Three Dollars and 90/100 ($139,593.90), said offer and bid having been made by American General Financial Services, Inc.;

NOW, THEREFORE, in consideration of said sum, I, Kevin Jones, Trustee, have bargained and sold and by these presents do transfer and convey to American General Financial Services, Inc., its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of Hillhurst Acres, Section I, as of record in Book 2331, pages 50 and 51, Register's Office for said County.

Said Lot No. 3 fronts 100 feet on the easterly side of Rich Acres Drive, and extends back 236 feet on the northerly line and 234.6 feet on the southerly line to a dead line, measuring 95.5 feet thereon.

This being the same property conveyed to John D. Collins from James Benjamin Collins, herein by Deed dated 11/21/97 and recorded 11/24/97 in Book 10694 at Page 234.

TO HAVE AND TO HOLD, said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said American General Financial Services, Inc. its successors, heirs and assigns, forever.

This conveyance is made by me as Trustee of all my right, title and interest in the property as described in the within above-referenced Deed of Trust, without warranty of any kind, and no further or otherwise.

WITNESS my hand this 3rd day of November, 2009.

Kevin Jones, Trustee

STATE OF TENNESSEE )
)SS:
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Jones, Trustee, 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 purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of ~~October~~ November, 2009.

MELINDA J. CLARK * STATE OF TENNESSEE NOTARY PUBLIC * MONTGOMERY COUNTY

Notary Public
My Commission Expires: 4-27-2011

STATE OF TENNESSEE )
)SS:
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 139,593.90.

Affiant

Subscribed and sworn to before me this 3rd day of ~~October~~ November, 2009.

MELINDA J. CLARK * STATE OF TENNESSEE NOTARY PUBLIC * MONTGOMERY COUNTY

Notary Public
My Commission Expires: 4-27-2011