This instrument prepared by:
J. PHILLIP JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 119 01 0 100.00
2213 SADLER AVENUE
NASHVILLE, TN 37210

NO MORTGAGE
New Owner - Send Tax Bills:
AMERICAN GENERAL FINANCIAL SERVICES, INC.
1 EAST THOMPSON LANE
SUITE 11
NASHVILLE, TN 37211

BILL GARRETT, Davidson County
Trans:T20100002293 DEEDTRS
Recvd: 01/12/10 13:47 2 pgs
Fees:13.00 Taxes:222.00
20100112-0002920

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JULY 6, 2007, KEVIN JONES** was named Trustee in a Deed of Trust of even date executed by **CARTER AMACHER (A/K/A CARTER W. AMACHER) AND WIFE DEBRA AMACHER**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$ 53,320.93**, principal and interest at **7.8750%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20070710-0082081** in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, **J. PHILLIP JONES** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20091223-0116609** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES**, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: **DECEMBER 18, 2009/ DECEMBER 25, 2009/ JANUARY 1, 2010** in **DAVIDSON A.M.**, a newspaper of general circulation in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on **JANUARY 8, 2010 AT 3:00 P.M., ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, I, J. PHILLIP JONES,** individually or by and through his agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **AMERICAN GENERAL FINANCIAL SERVICES, INC., 1 EAST THOMPSON LANE, SUITE 11, NASHVILLE, TN 37211**, submitted the highest and best bid in the amount of $ 100,000.00 .

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **AMERICAN GENERAL FINANCIAL SERVICES, INC.** its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, BEING DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY PART OF LOT NO. 38 ON THE PLAN OF G. P. ROSE PROPERTY, OF RECORD IN BOOK 547, PAGE 74, SAID REGISTER'S OFFICE, BEING MORE SPECIFICALLY DESCRIBED ACCORDING TO A MAP OF A SURVEY OF PART OF LOTS 36, 37, 38, 39, 40, 41 AND 42, AND ALL OF LOT NO. 46, OF PLAT OF G. P. ROSE PROPERTY, SAID SURVEY BEING MADE BY Z. J. WILKINSON, DECEMBER 20, 1954.

SAID PART OF LOTS NO. 38 FRONTS 53 FEET ON THE WESTERLY SIDE OF SADLER STREET, AND EXTENDS BACK BETWEEN LINES, 173.40 FEET ON THE NORTHERLY SIDE AND 189.30 FEET ON THE SOUTHERLY SIDE TO A REAR LINE ON WHICH IT MEASURES 55.36 FEET.

BEING THE SAME PROPERTY CONVEYED TO CARTER AMACHER (A/K/A CARTER W. AMACHER) AND WIFE, DEBRA AMACHER, BY DEED DATED FEBRUARY 12, 1992, OF RECORD IN BOOK 8645, PAGE 223, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2213 SADLER AVENUE, NASHVILLE, TENNESSEE 37210.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **AMERICAN GENERAL FINANCIAL SERVICES, INC.**, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, on **JANUARY 8, 2010.**

J. PHILLIP JONES
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **J. PHILLIP JONES**, Substitute Trustee, 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 office at Nashville, Tennessee on **JANUARY 8, 2010.**

Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 60,000.00

Affiant

Subscribed and sworn to before me, this **8TH day of JANUARY, 2010.**

Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN TO:
J. PHILLIP JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228