BILL GARRETT, Davidson County
Trans:T20100002438 DEEDTRS
Recvd: 01/13/10 11:25 3 pgs
Fees:18.00 Taxes:249.55
20100113-0003171

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

Address New Owner:
American General Financial Services, Inc.
6410 Charlotte Avenue, Suite 107
Nashville, TN 37209

Send Tax Bills To:
SAME

Map/ Parcel
46-39

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated 11/26/04, executed by Thomas L. McKay and Melba Shepherd, to RELS, Trustee, of record in Instrument Number 20041130-0142479, 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, the lawful owner and holder of the indebtedness having appointed the undersigned, Kevin J. Jones, 1801 8th Ave. S., Ste. 100, Nashville, TN 37203, or his duly appointed agent as Substitute Trustee by written instrument of record in Instrument Number 20091204-0111163, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the entire indebtedness having been declared due and payable by the present holder of said Deed of Trust as provided for in said Deed of Trust and said payment not having been made; 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 J. Jones, Substitute Trustee, to exercise the power of sale contained in said Deed of Trust; and,

WHEREAS, I caused said property to be advertised in the Davidson A.M. section of 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 10:30 a.m., on Friday, January 8, 2010, at the front door of the Metro Nashville Davidson County Courthouse and City Hall, One Public Square, Nashville, Tennessee 37203; and,

WHEREAS, the highest, last and best bid received was in the amount of Sixty-Seven Thousand Four Hundred Forty-Five Dollars ($67,445.00), said offer and bid having been made by American General Financial Services, Inc.;

NOW, THEREFORE, in consideration of said sum, I, Kevin J. Jones, Substitute 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 Davidson County, Tennessee, being in the 13th Civil District of said County and State described according to a copy of a survey made by Ralph W. C. Lambert, dated March 24, 1956, as follows:

Beginning at a stake in the center of Bull Run Road, said stake being the southeast corner of the property conveyed to Walter D. Whittemore and wife, by deed from Rufus Gallaher, Jr., and wife, as of record in Book 2448, page 165, Register's Office for said County; thence North 43 degrees 53` East 275 feet to a point; thence South 42 deg. 49` West 248.1 feet to a point or spike in the center of Bull Run Road; thence North 47 degrees 7` West 90 feet to the point of beginning.

BEING the same property conveyed to Thomas L. McKay and Melba Shepherd by Warranty Deed from Hillary Barthell Pemberton and wife, Judy Faye Pemberton, dated October 26, 1995, recorded November 1, 1995, of record in Book 9845, page 967, in the Register's Office for Davidson County, Tennessee.

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 Substitute 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 12th day of January, 2010.

Kevin J. Jones, Substitute 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 J. Jones, Substitute 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 12th day of January, 2010.

MELINDA J. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 4-23-2011

STATE OF TENNESSEE)
)SS:
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $67,445.00.

Affiant

Subscribed and sworn to before me this 12th day of January, 2010.

MELINDA J. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 4-23-2011