SUBSTITUTE TRUSTEE'S DEED

Map 71
Group 12
Parcel 50.00

WHEREAS, by Deed of Trust dated October 25, 2001, recorded in Instrument No. 20011119-0126911, Register's Office for Davidson County, Tennessee, Darla D. Crowder and husband, Preston Crowder conveyed to Mary Frances Rudy, 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. 20100401-0024303 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 May 5, 2010 at 12:00 p.m. at the outside door of the Register of Deeds office located at 501 Broadway, Bridgestone Arena f/k/a 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 Affordable Housing Resources, Inc., 1011 Cherry Avenue, Nashville, Tennessee 37203 at and for the sum of Seventy Thousand and 00/100 ($70,000.00) 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 Affordable Housing Resources, Inc., 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 Affordable Housing Resources, Inc., 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:T20100026819 DEEDTRS
Recvd: 05/05/10 13:57 3 pgs
Fees:18.00 Taxes:259.00
20100505-0034121

LAND in Davidson County, Tennessee, being Lot No. 44 on the Map of Joywood, of record in Book 974, Page 45, Register's Office for said County.

SAID Lot No. 44 fronts 50 feet on the west side of Joy Circle and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Darla D. Crowder by deed from MDHA recorded in Instrument No. 20011119-0126910, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

PROPERTY ADDRESS: 1841 Joy Circle, Nashville, Tennessee 37207.

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 Affordable Housing Resources. Inc., 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 5th day of May, 2010.

Auborn L. Hager, III, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of May, 2010, 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: 3/3/2014

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 $70,000.00, 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 5th day May, 2010.

NOTARY PUBLIC

MATTHEW RYAN SENTER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/3/2014

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Affordable Housing Resources, Inc.
1011 Cherry Avenue
Nashville, Tennessee 37203

THIS INSTRUMENT WAS PREPARED BY:

AUBORN L. HAGER, III
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