BILL GARRETT, Davidson County
Trans:T20100054777 DEEDTRS
Recvd: 09/01/10 13:23 3 pgs
Fees:18.00 Taxes:334.85
20100901-0069542

SUBSTITUTE TRUSTEE'S DEED

Map 52
Group 5
Parcel 275.00

WHEREAS, by Deed of Trust dated December 18, 2001, recorded in Instrument No. 20011227-0143097, Register's Office for Davidson County, Tennessee, Timothy L. Smith and Alice M. Lewis 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. 20100729-0059359 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 September 1, 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 Ninety Thousand Five Hundred and 00/100 Dollars ($90,500.00) 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:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Subdivision of Lots 4-8, on the Plat of Section 2 of the Resubdivision of the Reserve Parcel, Montague Subdivision, of record in Plat Book 9700, Page 372, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Restrictive Covenants of record in Deed Book 9700, Page 372, Register's Office for Davidson County, Tennessee.

Easements of record in Deed Book 6081, Page 351, Book 3345, Page 218, and Book 8680, Page 701, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Timothy L. Smith and Alice M. Lewis by deed of record in Instrument No. 20011227-0143096, 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: 420 KC Court, Nashville, Tennessee 37115.

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 1st day of September, 2010.

Auborn L. Hager, III, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of September, 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.

REBECCA S. CONNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Rebecca S Conner
NOTARY PUBLIC

My Commission Expires: March 18, 2013

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 $90,500.00, 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

REBECCA S. CONNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Sworn to and subscribed before me this 1st day September, 2010.

Rebecca S Conner
NOTARY PUBLIC

My Commission Expires: March 18, 2013

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
Attorney at Law
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Franklin, Tennessee 37067