BILL GARRETT, Davidson County
Trans:T20100074993 DEEDTRS
Recvd: 11/29/10 12:27 2 pgs
Fees:13.00 Taxes:325.60
20101129-0094758

# TRUSTEE'S DEED

**DEEDED TO:**
AMC Mortgage Company, Inc.
A Florida Corporation
P.O. Box 331491
Murfreesboro, TN 37133

**THIS INSTRUMENT PREPARED BY:**
American Escrow Service Inc.
P.O. Box 331491
Murfreesboro, Tennessee 37133
(615)893-9581
FAX (615)893-9581

**SEND TAX BILLS TO:**
AMC Mortgage Company, Inc.
P.O. Box 331491
Murfreesboro, TN 37133

Map-Parcel Numbers
Map 52-1
Parcel 63-11 D-48115
231 Harrington Avenue
Madison, Tennessee 37115

**WHEREAS**, on the 26th day of April, 2010, Donald R. O'Guin, Sr., was named Trustee by a Deed of Trust of even date executed by Anthony Dean Whitaker and Rosalia Jean Morton, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust was executed to secure the payment of Eighty-eight Thousand Eight Hundred Thirty and 00\100 dollars ($88,830.00) principal and all future principal advances under the covenants of the Deed of Trust and interest at Seven and 50\100 (7.50%) per annum on the unpaid balance, said Deed of Trust is recorded in Instrument 20100629-0050713, in the Register's Office for Davidson County, Tennessee; and

**WHEREAS**, I, Donald R. O'Guin, Sr., was appointed Trustee under said Deed of Trust by Instrument 20100629-0050713, recorded in the Register's Office for Davidson County, Tennessee, I, Donald R. O'Guin, Sr., Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such 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 October 8th, 15th, and 22nd, 2010 in The Tennessean, a newspaper published 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 November 1st, 2010 at 11:30 o'clock a.m. at the front door of the Davidson County Register of Deeds, Suite 501, Broadway, Nashville, Tennessee, I, as said 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, and subject to the mortgage liens expressly stated in the Deed of Trust, at which time AMC Mortgage Company, Inc., A Florida Corporation, P.O. Box 331491, Murfreesboro, Tennessee 37133, submitted the highest bid in the amount of Eighty-eight Thousand and 00\100 Dollars ($88,000.00), and,

**NOW THEREFORE**, in consideration of the premises, I, Donald R. O'Guin, Sr., Trustee, do hereby sell, transfer and convey to AMC Mortgage Company, Inc., A Florida Corporation, P.O. Box 331491, Murfreesboro, Tennessee 37133, its successors in fee simple, and in bar of all equities above mentioned, the following described real estate, towit:

> A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 7 on the Plan of Crittenden Estates, Block "B", of record in Book 974, page 69, Register's Office of Davidson County, Tennessee.
>
> BEING the same property conveyed to Anthony Dean Whitaker and Rosalia Jean Morton by Warranty Deed from AMC Mortgage Company, Inc., A Florida Corporation, of record in Instrument No. 20100629-0050712, Register's Office for Davidson County, Tennessee.

I, Donald R. O'Guin, Sr., Trustee, convey to AMC Mortgage Company, Inc., A Florida Corporation, P.O. Box 331491, Murfreesboro, Tennessee 37133, all the rights conveyed to me as said Trustee in said Deed of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises being solely as Trustee and not otherwise, under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

**WITNESS** my hand at Murfreesboro, Tennessee this 24th day of November, 2010.

Donald R. O'Guin, Sr., Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Donald R. O'Guin, Sr., the Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 24th day of November, 2010.

Notary Public

ZACH MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3-22-14

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is Eighty-eight Thousand and 00\100 Dollars ($88,000.00).

Affiant, Donald R. O'Guin, Sr., Trustee

Subscribed and sworn to before me, this the 24th day of November, 2010.

Notary Public

ZACH MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3-22-14

Maximum Principal Indebtedness for Tennessee Recording Tax Purpose is Eighty-eight Thousand and 00\100 Dollars ($88,000.00).