This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 093 04 0 118.00
525 SOUTH 10TH STREET
NASHVILLE, TENNESSEE 37206

NO MORTGAGE
New Owner - Send Tax Bills:
AMERICAN CONSULTING CORP.
3100 DUDLEY AVE.
NASHVILLE, TN 37212

PICK UP

BILL GARRETT, Davidson County
Trans: T20110054668 DEEDTRS
Recvd: 09/02/11 14:31 2 pgs
Fees: 13.00 Taxes: 174.27

20110902-0068418

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **FEBRUARY 28, 1997, PHILLIP STEPHEN FREEMAN** was named Trustee in a Deed of Trust of even date executed by **DANYALE M. SNEED (A/K/A DANYALE M. SNEED ALDRIDGE, A/K/A DANYALE ALDRIDGE), UNMARRIED,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$47,000.00** principal and interest at **6.625%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 10367, PAGE 15, AS MODIFIED IN INSTRUMENT NO. 20070820-0099515** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-117 having been met and whereas, **J. PHILLIP JONES** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20110718-0054494** 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: **JULY 22, 2011/ JULY 29, 2011/ AUGUST 5, 2011** 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 and public announcement on **FRIDAY, AUGUST 26, 2011 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,** 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 CONSULTING CORP., 3100 DUDLEY AVE., NASHVILLE, TN 37212,** submitted the highest and best bid in the amount of **$ 47,100.00 .**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **AMERICAN CONSULTING CORP.,** 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE MAP OF SHELBY HILLS, AS OF RECORD IN BOOK 3600, PAGE 17, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 13 FRONTS 50 FEET ON THE EASTERLY SIDE OF SOUTH 10TH STREET AND RUNS BACK BETWEEN PARALLEL LINES 205.12 FEET TO A LINE AT THE REAR ON WHICH IT MEASURES 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DANYALE M. SNEED (N/K/A DANYALE ALDRIDGE), BY DEED DATED FEBRUARY 28, 1997 OF RECORD IN BOOK 10367, PAGE 12, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 525 SOUTH 10TH STREET, NASHVILLE, TENNESSEE 37206.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **AMERICAN CONSULTING CORP.**, 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 **AUGUST 26, 2011.**

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 **AUGUST 26, 2011.**

Elizabeth P. Guye
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 $ 47,100.00

Affiant

Subscribed and sworn to before me, this **26TH day of AUGUST, 2011.**

Elizabeth P. Guye
Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County