BILL GARRETT, Davidson County
Trans:T20120054922 DEEDTRS
Recvd: 07/26/12 11:41 3 pgs
Fees:18.00 Taxes:59.78
20120726-0065771

THIS INSTRUMENT PREPARED BY & RETURN TO:

Antonia N. Okonkwo, Esq.
The Callins Law Firm, LLC
101 Marietta Street, Suite 1030
Atlanta, GA 30303

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 18, 2000 and recorded in the Register's Office of Davidson County, TN, at Instrument No. 200002040012016 ("Deed of Trust"), aforesaid records, Anna Louise Briley conveyed to Allison Title Co., as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, **Bayview Loan Servicing, LLC,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 201207240064857** in the Register's Office of Davidson County, TN; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, pursuant to Tenn. Code Ann. § 35-5-117 (i), not less than sixty (60) days prior to the first publication required by § 35-5-101, the notice of the right to foreclose was properly sent, if so required;

WHEREAS, the property was advertised for sale in conformity with the laws of TN and the terms and provisions of said Deed of Trust on 05/14/2012, 05/21/2012, 05/28/2012, in **THE CITY PAPER,** by which advertisement the sale was held on June 12, 2012, at the Entrance of the Davidson County Courthouse, Nashville, Tennessee, in Davidson County, TN, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, The Callins Law Firm, LLC. the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **American Consulting Corporation**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$16,156.20**; and

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by Bayview Loan Servicing LLC as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **The Callins Law Firm, LLC.** as Substitute Trustee, does hereby grant, bargain, sell and convey unto **American Consulting Corporation**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE TO WIT:

BEING THE SOUTHEASTERLY ONE-HALF (1/2) OF LOT NO. 381 ON THE PLAN OF JOYWOOD ESTATES HEIGHTS, SECTION II-A, AS OF RECORD IN BOOK 1424, PAGE 20, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF FLAMINGO DRIVE AT THE CORNER OF LOT NOS. 381 AND 382; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, WESTWARDLY 160.9 FEET TO THE CORNER OF LOT NOS. 380, 381 AND 382; THENCE NORTHEASTWARDLY 159.1 FEET TO THE SOUTHWESTERLY MARGIN OF FLAMINGO DRIVE; THENCE WITH SAME, SOUTHEASTWARDLY AROUND A SLIGHT CURVE, 117.3 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ANNA LOUSE BRILEY, UNMARRIED, BY DEED FROM MERRICK MITCHELL, UNMARRIED, DATED DECEMBER 28, 1998 AND FILED FOR RECORD IN BOOK 11274, PAGE 317, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tax ID # 07104010800

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **American Consulting Corporation**, its successors and assigns forever, to whom the said, **The Callins Law Firm, LLC.**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, **The Callins Law Firm, LLC.** Substitute Trustee, has hereunto set his hand, this 24th day of July 2012.

The Callins Law Firm, LLC.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF FULTON

On this 24th day of July, 2012, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Antonia Okonkwo with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Attorney for **The Callins Law Firm, LLC.**, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires: 4-12-2016

TAMMIE L. BROWN NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 12, 2016

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STATE OF GEORGIA

COUNTY OF FULTON

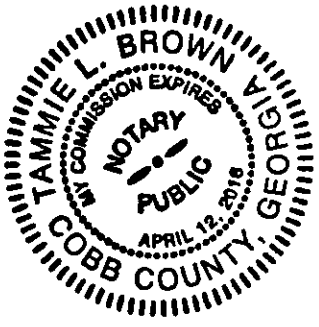
I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$16,156.20** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 24TH DAY OF JULY 2012.

Notary Public

My Commission Expires: 4-12-2016



Callins No.: FT12.03.007 (Briley)
Lender Loan No.: 0000302426
Property Address: 2614 Flamingo Drive, Nashville, TN 37207
Tax Parcel ID No.: 07104010800

Mail Tax Notices To and Property Owner:

American Consulting Corporation
3100 Dudley Avenue
Nashville, TN 37212