BILL GARRETT, Davidson County
Trans:T20120084202 DEEDTRS
Recvd: 11/05/12 10:19 4 pgs
Fees:23.00 Taxes:222.00
20121105-0101523

This instrument prepared by and after recording return to:

Thompson Burton PLLC
Corporate Centre Seven
840 Crescent Centre Drive, Suite 140
Franklin, Tennessee 37067
Attn: William W. Burton, Esq.

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Number:
Tiger Financial Corporation PO Box 21446 Waco, Texas 76702-2144	Tiger Financial Corporation PO Box 21446 Waco, Texas 76702-2144	034-09-0-021.00

BACKGROUND:

A. Linda Sue Brown ("Borrower") gave a Balloon Note dated July 29, 1996 in the original face amount of $63,000.00, in favor of Cityscape Corp., as such Note was assigned to AMC Financial Holdings, Inc. ("Lender"), Pursuant to Note Allonge dated June 14, 2012 (as such Note may have been otherwise amended, modified, or assigned, collectively, the "Note"), as secured by Deed of Trust dated July 29, 1996, recorded at Deed Book 10145, Page 504 in the office of the Register of Davidson County, Tennessee, given by Borrower to First Title Corporation of Davidson County, as Trustee, as such Deed of Trust was last transferred and assigned to Lender, pursuant to Assignment of Deed of Trust dated June 14, 2012, recorded as Instrument No. 20120802-0068532, aforesaid records (collectively, the "Deed of Trust"), and William W. Burton having been appointed Substitute Trustee pursuant to Appointment of Successor Trustee dated July 13, 2012 (the "Substitute Trustee"), recorded as Instrument No. 20120802-0068533, aforesaid records;

B. Borrower defaulted under the Note and Deed of Trust by virtue of Borrower's failure to make payments due at maturity, and Lender instructed and directed the Substitute Trustee to proceed to foreclose the Deed of Trust and to sell the Property herein conveyed;

C. Notice of the right to foreclose was given to Borrower by Lender at least sixty (60) days prior to the first publication of the Notice of Substitute Trustee's Sale as required by T.C.A Section 35-5-117;

D. The Substitute Trustee advertised the sale of the Property in *The Tennessean*, a newspaper of general circulation in Davidson County, Tennessee, said advertisements appearing in said newspaper in three (3) weekly notices on October 5th, 12th, and 19th, 2012, fixing as the date of sale October 30, 2012 at 10:00 a.m. Central Standard Time, said notice also and otherwise complying with all of the requirements of law and the provisions of the aforesaid Deed of Trust;

E. All parties interested in the sale pursuant to T.C.A. Section 35-5-104 were notified of the pending foreclosure; and

F. At the time and place appointed and advertised, namely October 30, 2012, at 10:00 a.m. Central Standard Time, the Substitute Trustee offered the Property for sale at the at the Davidson County courthouse door where the foreclosure sales are customarily held at the main entrance to the Davidson County Courthouse, located at 1 Public Square, Nashville, TN 37201, and following the receipt of all bids made, sold said property to **TIGER FINANCIAL CORPORATION**, a Nevada corporation, its respective representatives, heirs, successors and assigns ("Grantee") for Sixty Thousand and No/100 ($60,000.00) Dollars, this being the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, Substitute Trustee has this day bargained and sold and by these presents do hereby transfer and convey unto Grantee all that tract or parcel of land lying and being in 10th Civil District of Davidson County, Tennessee, as more particularly described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (collectively, the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

TO HAVE AND TO HOLD the Property and every part thereof unto Grantee in fee simple, free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same. The sale of the Property is sold **AS IS, WHERE IS**, without representations or warranties of any kind, including fitness for a particular use or purpose.

[*Signatures Commence on Following Page*]

WITNESS my hand at Nashville, Tennessee, on this the 30th day of October, 2012.

SUBSTITUTE TRUSTEE:

W. W.

William W. Burton, as Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named William W. Burton, 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 foregoing instrument Substitute Trustee's Deed for the purposes therein expressed and contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 30th day of October, 2012.

NOTARY PUBLIC

CHERYL R. AMOS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3/23/2015

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $60,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

W. W.

Affiant

Sworn to and subscribed before me,
this 30th day of October, 2012.

NOTARY PUBLIC

CHERYL R. AMOS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 03/23/2015

EXHIBIT "A"

Legal Description of the Property

A CERTAIN TRACT or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 5 of the Plan of Rebecca Heights, of record in Book 2330, page 150, said Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 126.5 feet on the easterly side of Monticello Drive and extends back between lines 295 feet on the northerly line and 295.3 feet on the southerly line, to a dead line in the rear, measuring 141.5 feet thereon.

Being the same property conveyed unto Linda Sue Brown, by Deed recorded January 29, 1993, in Book 8851, Page 255, of the Register's Office for Davidson County, Tennessee. See also Book 3184, Page 447, Book 4010, Page 905, Book 6248, Page 358, and Book 9515, Page 342 of the same office.

Tax Parcel ID: 034-09-0-021.00.
Property Address: 1515 Monticello Avenue, Madison, Tennessee 37115.