This instrument prepared by:
Lawless & Associates, P.C.
Suite 403, The Customs House
701 Broadway
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20140014736 DEEDTRS
Recvd: 03/04/14 13:01 4 pgs
Fees:23.00 Taxes:166.50
20140304-0018096

ADDRESS NEW OWNER:	MAP AND PARCEL NO.:	SEND TAX BILL:
American Consulting Corporation 3100 Dudley Avenuue Nashville, TN 37212	Map/par. 052-11-0-006.00	New Owner

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, James Johnson and Jean Johnson by Deed of Trust dated May 4, 2011, transferred to Mark D. Thomas, Trustee certain property described in said Deed of Trust (hereinafter the "Property"), said Deed of Trust being filed for record at Instrument No. 20110601-0041498, Register's Office for Davidson County, Tennessee (hereinafter referred to as "Deed of Trust"); and

WHEREAS, a Substitute Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, said appointment being filed for record at Instrument No. 20130724-0076750, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid and the lawful owner and holder of the debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement on August 15, 22 & 29, 2013 in the Tennessean, a newspaper of general circulation in Davidson County as required by law and as required by the terms of the Deed of Trust, and on September 19, 2013, the

date of the initial sale the sale was postponed until December 7, 2013 and postponed again until March 3, 2014, at 10:30 a.m. when the Substitute Trustee offered the Property for sale to the highest bidder for cash, at public outcry at the Office of the Register of Deeds, 501 Broadway, Nashville, Tennessee when and where **American Consulting Corporation** (hereinafter the "Grantee") became the last and highest bidder for cash at a price of Forty-Five Thousand One and 00/100 Dollars ($45,001.00).

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, **Thomas W. Lawless, as Substitute Trustee** (and not otherwise) does hereby convey the Property to the Grantee and the Grantee's heirs, successors and assigns.

TO HAVE AND TO HOLD said Property 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.

Thomas W. Lawless, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under him, but no further or to any greater extent. The Property is sold AS IS, WHERE IS AND WITH ALL FAULTS, and without any representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS TO BE SOLD WITHOUT ANY IMPLIED WARRANTIES OF MECHANTABILITY, CONDITION OR FITNESS FOR A PARTICULAR USE OR PURPOSE. The Substitute Trustee will make no covenant of seisin, marketability of title or warranty of title, express or implied.

THIS conveyance is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments (plus penalties, interest and costs) which exists as a lien against the said Property; any restrictive covenants, easements or setback lines that may be applicable; any rights of redemption, equity, statutory or otherwise, not

otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any and all prior deeds of trusts, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale. This conveyance is also subject to any matter that an inspection and accurate survey of the property might disclose.

Whenever used, the singular shall mean the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on this 4th day of March, 2014.

Thomas W. Lawless, as Substitute
Trustee, and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Thomas W. Lawless, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he is the appointed Substitute Trustee under the Deed of Trust and as such Substitute Trustee is authorized to execute this instrument and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of March, 2014.

Notary Public

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/11/17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $45,001.00.

Brandy Gomez
AFFIANT

Sworn and subscribed before me
this 4th day of March, 2014.

NOTARY

My commission expires: 8/23/16

MICHAEL PERRY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot(s) 47, as shown on the map entitled the Plan of Madison Heights Subdivision, Section II, Part II, of record in Book 2133, page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES M. JOHNSON AND WIFE, JEAN P. JOHNSON, by deed from BILLIE JEAN HARDISON, of record in Instrument No. 20080423-0041533, dated April 18, 2008, said Register's Office. Being further conveyed to JEAN P. JOHNSON, by Quitclaim Deed from JAMES M. JOHNSON AND WIFE, JEAN P. JOHNSON, of record in Instrument No. 20110727-0057291, dated July 22, 2011, said Register's Office. The said Jean P. Johnson having since died on or about September 8, 2011. The Will of Jean Mann Johnson a/k/a Jean P. Johnson of record in Volume 12P-1466, Davidson County Probate Court Clerk's Office devises subject property to William P. Mann a/k/a Bill Mann and Michael P. Mann a/k/a Michael Mann. For further reference Bill Mann and Michael Mann, Co-Executors off the Estate of Jean P. Johnson conveyed by Quitclaim Deed to Bill Mann and Michael Mann of record in Instrument No. 20130426-0041935, dated April 19, 2013, said Register's Office.

The address of the property is, upon best information and knowledge, believed to be 1009 Berwick Trial, Madison, Davidson County, Tennessee.