BILL GARRETT, Davidson County
Trans:T20140020961 DEEDTRS
Recvd: 03/28/14 13:26 3 pgs
Fees:18.00 Taxes:96.11
20140328-0025820

THIS INSTRUMENT PREPARED BY:
JOHN A. BEAM, III
Equitus Law Alliance
P.O. Box 280240
Nashville, Tennessee 37228-0240

FROM: John A. Beam, III, Substitute Trustee ("GRANTOR")

TO: Affordable Housing Resources, Inc. ("GRANTEE")

PROPERTY ADDRESS:	SEND TAX BILLS TO:	MAP/PARCEL:
1001 Rosa Parks Boulevard Nashville, Tennessee 37208	Affordable Housing Resources, Inc. 50 Vantage Way, Suite 107 Nashville, Tennessee 37228	082130A00800

TRUSTEE'S DEED

WHEREAS, under date of December 31, 2003, Jeffrey E. Keller executed a certain deed of trust to E.D. Latimer, Trustee, for the purpose of securing the debt and obligations therein described, which deed of trust is recorded as Instrument 200308150118158, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the debt and obligation secured by said deed of trust and the undersigned, as Substitute Trustee, was required by Affordable Housing Resources, Inc., the owner and holder of the debt, to advertise and sell the property conveyed by said Deed of Trust in compliance with the provisions thereof;

WHEREAS, the undersigned, as Substitute Trustee, did in compliance with provisions of said deed of trust, advertise for sale of the property conveyed by same, the advertisement of sale having been published in the Tennessee Tribune, a newspaper of general circulation in Davidson County, Tennessee, in the issues of March 13, 2014, March 20, 2014, and March 27, 2014, of said newspaper, said sale having been advertised for March 28, 2014, commencing at 1:00 p.m., C.S.T., at the south door of the Davidson County Courthouse, Nashville, Tennessee, at which time and place same was offered for sale and sold;

WHEREAS, said sale was made subject to prior liens and encumbrances of record, including liens of real estate taxes, and any applicable restrictions, building lines, and easements; and,

WHEREAS, the highest and best bid for said property was then and there made by Affordable Housing Resources, Inc., to-wit: a bid of $25,977.00 for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, John A. Beam, III, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey unto the said Affordable Housing Resources, Inc., the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson State of Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit No. Z-1, Row 8.9 Condominiums, as shown on plat of the Resubdivision of Lot 1 of the Resubdivision of a portion of Lots No. 5 & 9 of Blach & Whiteside's Addition to Nashville of record in Instrument No. 200207180086526, Register's Office for Davidson County, Tennessee.

Being the same lands described in a conveyance to Jeffrey E. Keller from Metropolitan Development and Housing Agency by Warranty Deed dated January 31, 2003, of record as Instrument Number 200302190021204, Register's Office, Davidson County, Tennessee.

This is improved property located at 1001 Rosa L. Parks Boulevard, Nashville, TN.

TO HAVE AND TO HOLD, unto the said Affordable Housing Resources, Inc., its successors and assigns, in fee simple, forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good except for prior liens of record, including those described hereinabove, and including any prior liens for taxes, and any applicable restrictions, building liens and easements, but warrants same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above described deed of trust, and not further or otherwise.

The proceeds of this sale, the receipt of which the undersigned hereby acknowledges, have been applied as follows:

Amount of Bid		$ 25,977.00
Publication Cost	$ 900.00	
Attorney's Fee	1,000.00	
Title Work	150.00	
Recording-Substitution of Trustee	12.00	
Balance Credited on Debt Secured By Above-Described Deed of Trust	$ 23,915.00	
		<$ 25,977.00>
Balance to be Disposed of in Accordance with Provisions of Above-Described Deed of Trust	$ 0.00	

IN WITNESS WHEREOF, the said John A. Beam, III, as Substitute Trustee, has hereunto set his hand this 28th day of March, 2014.

John A. Beam, III, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said State and County duly commissioned and qualified, John A. Beam, III, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of March, 2014.

Regina M. Keith
NOTARY PUBLIC

REGINA M. KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/8/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 25,977.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John Beam
Affiant

SUBSCRIBED AND SWORN to before me this 28th day of March, 2014.

Regina M. Keith
NOTARY PUBLIC

REGINA M. KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/8/17