0541620

IDENTIF. # REFERENCE

TRUSTEE'S DEED

99 JAN 27 PM 2:32

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

WHEREAS, under date of the 2nd day of August, 1996, Cleave Horton and James Robert Bonds, III, executed a certain Deed of Trust to Mark A. Ellmore, Trustee, for the purpose of securing the debt and obligations therein described, which Deed of Trust in recorded in Book 10150 page 85 Register's Office for Davidson County, Tennessee; and,

WHEREAS default was made in the payment of the debt and the obligation secured by said Deed of Trust and the undersigned, as Trustee, was requested to advertise and sell the property conveyed by said Deed of Trust in compliance with provisions thereof; and,

WHEREAS the undersigned, as Trustee, did in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement of sale having been published in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, in the issues of December 3, 1998, December 10, 1998 and December 17, 1998 of said newspapers, said sale having been advertised for Tuesday, December 22 1998 at 10:00 A.M., at the front door of the Courthouse, Nashville, Davidson County, Tennessee, at which time the property was offered for sale and sold; and,

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WHEREAS, the highest and best bid for said property was made by Mildred C. Baker: a bid for Fifty Seven Thousand Eight Hundred Seventy One Dollars and 01/100 Dollars ($57,871.01) for said property, which bid was accepted by the undersigned as Trustee;

NOW THEREFORE, for consideration named and for and in consideration of the compliance with the terms of said bid, the undersigned, Mark A. Ellmore, Jr., as Trustee has bargained and sold, and does by these presents bargain, sell, and convey unto the said Doris Rutledge, 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:

Being Lot No. 3 and the northerly half of Lot No. 4 of Block 12 on the Plan of Yarbrough's Subdivision of Woodland, as of record in Book 161, page 87, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cleave Horton and James Robert Bonds, III by deed from Doris Rutledge, unmarried, filed of record in Book 10150 page 82, Register's Office for Davidson County, Tennessee.

This improved property is known as 2218 Grantland Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD, unto Doris Rutledge, her heirs and assigns, in fee simple forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, but warrants same only against the lawful claims of all persons claiming by, through, and under a conveyance from the undersigned as Trustee, under the provisions of the above described Deed of Trust, but not further or otherwise.

This sale is made subject to any and all outstanding and unpaid real property taxes upon the property as of the date of the Trustee's sale described herein.

Mark A. Ellmore, Jr. Trustee

Mark A. Ellmore, Jr. Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of December, 1998, before me a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Mark A. Ellmore, Jr., Trustee, to me known to be the person described herein and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed for the purpose therein.

WITNESS my hand and official seal this 23rd day of December, 1998 at Nashville, Tennessee.

3/23/2002
My commission expires:

Lynda Kaye Jones
Notary Public

ACKNOWLEDGEMENT

I, or we, 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 $57,871.01, which amount is equal to or greater than the amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said County and State, duly commissioned and qualified, appeared Mark A. Ellmore, Jr., to me known to be the person described herein and who executed the foregoing acknowledgements for the purposes therein contained.

WITNESS MY HAND and official seal this 23rd day of December, 1998.

3/23/2002
My Commission Expires:

Lynda Kaye Jones
Notary Public

Send Tax Bill:
Address of New Owner
9118 Oden Court
Brentwood, TN 37027

Property Address
2218 Grantland Avenue
Nashville, TN 37204

Map/Parcel
105-14-112

This Instrument was prepared by Mark A. Ellmore, Attorney at Law, 388 Harding Place, Suite C, Nashville, Tennessee 37211

7958 01/27 0101 03CHECK 225.12

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0541620

IDENTIF. & REFERENCE

99 JAN 27 PM 2:32

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	57871.01
CON TX	214.12
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	225.12
CHECK	225.12

01/27/99 01 14:30 0001 7958

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1417352