Instr:200002160015734 Page: 1 OF 2
REC'D FOR REC 02/16/2000 4:03:46PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $135.05

Tennessee

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 6, 1990, and recorded in Book 8197, Page 21 in the Register's Office of Davidson County, Tennessee, Giles Woods and wife, Helen B. Woods, conveyed to Jonathan J. Foley Jr., Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 11720, Page 745 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on February 4, 2000, at the Main (South) Door of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Timothy R. Overton, being the highest and best bidder, became the purchaser of said property at and for the sum of Thirty-Six Thousand Five Hundred One and 00/100 Dollars; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of his bid.

NOW, THEREFORE, in consideration of the premises and the payment by Timothy R. Overton of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Timothy R. Overton, his heirs and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, being Lot No. 9 on an unrecorded map showing the subdivision of part of the Marshall Waters Lands described according to a survey made by Erle Drake, County Surveyor, dated April 14 and 15, 1936, as follows: BEGINNING in the center of Ewing Creek Road at the corner of Lot Nos. 8 and 9; thence with the line between said two lots, South 4 degrees West 517 feet to the corner of Lot Nos. 9 and 12; thence with the line between said two lots, North 89 degrees 30' West 100 feet to the corner of Lots 9 and 10 ; thence with line between said two lots North 5 degrees East 490 feet to the center of Ewing Creek Road; thence with the center of said Road; North 75 deg. 15' East 100 feet to the beginning, containing 1.09 acres, more or less.

Included in the above description but expressly excluded therefrom is a portion of the above described property conveyed by J.E. Harris and wife, Grace E. Harris to Davidson County, being a strip of land from Station 137 + 29 to Station 138 + 29, average width 5 feet, extending 25 feet on the left of the center line, as set out in a right of way deed of record in Book 2203, Page 140, Register's Office for Davidson County, Tennessee.

Helen B. Woods and Giles Woods obtained title to the above referenced real estate by Deed of record in Book 7559, Page 451, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Timothy R. Overton, his heirs and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

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

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on February 4, 2000 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On February 4, 2000 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

Susan E. Schirmer
NOTARY PUBLIC

SUSAN E. SCHIRMER NOTARY PUBLIC AT LARGE SHELBY CO. TN

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
674 Ewing Drive,
Nashville, Tennessee 3720[illegible]-3[illegible]5

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Timothy R. Overton
~~c/o Jack Sobtoan~~ 630 Lolita Drive
~~153 S. Church Street~~ Murfreesboro, TN 37130
~~Murfreesboro, TN 37130~~

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103
(901) 526-8296

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $36,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Timothy R. Overton
AFFIANT

Sworn to and subscribed before me, on this 16th day of February, 2000.

My Commission expires: 03-13-00

NOTARY PUBLIC