THIS INSTRUMENT PREPARED BY
LAW OFFICES OF SHAPIRO & KIRSCH
6750 LENOX CENTER COURT, SUITE 202
MEMPHIS, TN 38115

NAME: Jimmy L. Keith, & Mary F. Keith
S&K#: 00-0121
LOAN#: 1729748

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, by Deed of Trust dated February 9, 1998, recorded in Book 10796, Page 757, Register's Office of DAVIDSON County, Tennessee, Jimmy L. Keith and Mary F. Keith, husband and wife, conveyed to American Title Co., Inc., Trustee, 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 Instrument 200002220016960, in the Register's Office of DAVIDSON County, Tennessee; 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 sale Deed of Trust by which advertisement the sale was appointed to be held on April 26, 2000, at the DAVIDSON County Courthouse in Nashville, Tennessee, at 10:00 a.m.; 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 time the said property was struck off and sold to Monica Miller, whose address is 169 Lelawood Circle, Nashville, Tennessee 37209, at and for the sum of $60,001.00 that being the highest and best bid offered; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Monica Miller, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Monica Miller, her heirs, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Davidson, County of DAVIDSON, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Being Lot No. 58 on the Plan of Section Two, Gra-Mar Acres, of record in Book 2133, Page 74, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

This legal description is identical with that in Deed recorded in Book 10796, Page 757, Register's Office of DAVIDSON County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 10796, Page 757, Register's Office of DAVIDSON County, Tennessee.

**PICK-UP**

Instr:200005010042956 Page: 1 OF 2
REC'D FOR REC 05/01/2000 1:18:50PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $222.00

The last warranty deed of record is Warranty Deed, recorded in Book 9422, Page 431, Register's Office for DAVIDSON County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements, State and Federal tax liens and any other matter of record.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Monica Miller, her heirs, successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, 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.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 26th day of April 2000, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, 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 written above.

MARTHA F. CALLOWAY NOTARY PUBLIC AT LARGE SHELBY CO. TN MY COMM. EXP. 11-20-2004

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $60,001.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the date written above.

~~Notary Public~~

PROPERTY ADDRESS: 905 Lemont Drive, , Nashville, TN, 37216

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

**Monica Miller**
**169 Lelawood Circle**
**Nashville, TN 37209**

S & K #:00-0121
Map & Parcel - 51 15/15

PREPARER'S NOTE: **IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.**