Instr:200005300053155 Page: 1 OF 3
REC'D FOR REC 05/30/2000 11:08:12AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1.85

Prepared by:
JEFFREY M. GRISSIM, ATTORNEY
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

PICK-UP

NEW OWNER:

Walter S. Beard
9987 Old Hadley School Road
Bon Aqua, Tn 37025

SEND TAX BILLS TO:

(Same)

Map/Parcel:

Map: 72-13
Parcel: 423
27W-25120

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 29, 1996, of record in Book 10174, Page 21, Register's Office for Davidson County, Tennessee, **RODERICK THOMPSON, AND WIFE, IRIS THOMPSON,** conveyed the property hereinafter described to **WILLIAM D. CASTLEMAN, TRUSTEE,** to secure the payment of the indebtedness therein mentioned and described; and,

WHEREAS, JEFFREY M. GRISSIM, was appointed as Successor Trustee by instrument of record in **Instrument Number 200004100035994,** Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Walter S. Beard and wife, Bessie Mai Beard, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Successor Trustee to exercise the power of sale conferred upon the undersigned Successor Trustee by said Deed of Trust, and to sell the hereinafter described property; and,

WHEREAS, pursuant to the terms and conditions of said Deed of Trust, I, **JEFFREY M. GRISSIM, SUCCESSOR TRUSTEE,** did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Davidson County, Tennessee, for

three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on April 13, 2000, April 20, 2000, and April 27, 2000, respectively; and,

WHEREAS, pursuant to said notice, I, **JEFFREY M. GRISSIM, SUCCESSOR TRUSTEE,** did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right of equity of redemption and homestead, on **May 5, 2000,** at the front steps of the Courthouse in Nashville, Davidson County, Tennessee; and,

WHEREAS, at said sale, **Walter S. Beard,** was the highest and best bidder, in the amount of **Five Hundred and 00/100 ($500.00) DOLLARS.**

NOW THEREFORE, in consideration of the premises, I, **JEFFREY M. GRISSIM, SUCCESSOR TRUSTEE,** have bargained and sold, and by these presents do transfer and convey unto the said **Walter S. Beard,** his heirs or assigns, the following described property in Davidson County, Tennessee, to-wit:

> Being Lot No. 13 on the Plan of the Eastland Baptist Church Subdivision of Blocks "B" and "C" of Young Wilhoite's Plan of the Douglas Property, as of record in Book 421, Page 155, Register's Office for Davidson County, Tennessee. Said Lot No. 13 fronts 51 ½ feet on the southerly side of Douglas Avenue and runs back 88 ½ feet on the westerly line and 98 ½ feet on the easterly line to an alley measuring 50 feet thereon.
>
> Being the same property conveyed to Roderick Thompson and wife, Iris Thompson, by deed from Walter S. Beard and wife, Bessie Mai Beard, of record in Book 10174, Page 18, Register's Office for Davidson County, Tennessee.

PROPERTY ADDRESS: 1102 Douglas Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said **JEFFREY M. GRISSIM, SUCCESSOR TRUSTEE** for **RODERICK THOMPSON AND WIFE IRIS THOMPSON,** his heirs or assigns, forever.

I, JEFFREY M. GRISSIM, SUCCESSOR TRUSTEE, under and pursuant to said Deed of Trust of record in Book 10174, Page 21, Register's Office for Davidson County, Tennessee,

do hereby transfer, assign, and convey unto the said **Walter S. Beard,** his heirs or assigns, all rights, title and interest in and to said land vested in me, and which I have a right to transfer and convey, in as full and ample manner as I, as Successor Trustee, under said Deed of Trust can or should do, but no further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand at Goodlettsville, Tennessee, this the 5th day of May, 2000.

JEFFREY M. GRISSIM
SUCCESSOR TRUSTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JEFFREY M. GRISSIM, SUCCESSOR TRUSTEE,** the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument, as Successor Trustee, for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville Tennessee, this the 5 day of May, 2000.

Vicki R. Rodgers
Notary Public

VICKIE R. RODGERS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 10-25-2003

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer, is $ 500.00.

Affiant

SWORN to and subscribed before me,
this 5th day of May, 2000.

Vicki R. Rodgers
Notary Public

VICKIE R. RODGERS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 10-25-2003