Tennessee

PICK-UP

Instr:200006220062234 Page: 1 OF 2
REC'D FOR REC 06/22/2000 11:49:04AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $90.65

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 15, 1985, and recorded in Book 6711 Page 179 in the Register's Office of Davidson County, Tennessee, A.M. Anderson, unmarried, conveyed to Attorneys, Title Company, Inc., 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 Instrument No. 200004270041578 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 June 13, 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 The J & J Group, LLC, whose address is 1784 W. Northfield Blvd. #292, Murfreesboro, Tennessee 37129, being the highest and best bidder, became the purchaser of said property at and for the sum of Twenty-Four 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 its bid.

NOW, THEREFORE, in consideration of the premises and the payment by The J & J Group, LLC of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Valerie Ann Spicer, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said The J & J Group, LLC, its successors 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 Davidson County, Tennessee, being Unit 88, as shown on the Site Plan of Kingswood Condominiums, as of record in Book 5200, page 520, Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant ot said unit as set forth in Exhibit "C" of the Master Deed establishing Kingswood Condominiums, as amended , of record in Book 6058, page 322, said Register's Office.

A.M. Anderson obtained title to the above referenced real estate by Deed of record in Book 6711, Page 176, 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 The J & J Group, LLC, its successors and assigns in fee simple forever, to whom the said Valerie Ann Spicer, 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 Valerie Ann Spicer, Substitute Trustee, has on June 13, 2000 hereunto set his hand and seal.

VALERIE ANN SPICER, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 13, 2000 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Valerie Ann Spicer 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 MY COMM. EXP. 12-2-2003 TN SHELBY CO.

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
2929 Selena Drive Unit F-88,
Nashville, Tennessee 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

The J & J Group, LLC
1784 W. Northfield Blvd. #292
Murfreesboro, TN 37129

Mortgagee: None

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

119-14-0A-088.00CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,501

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June 2000.

E. Beck
Deputy Register