Davidson County DEEDTRS
Recvd: 09/07/00 15:45 2pgs
Fees:11.00 Taxes:314.50
20000907-0088783

TRUSTEE'S DEED

WHEREAS, under date of the 19th day of November, 1999, Phoula Inta and wife, Boualaphanh Inta, executed a certain Deed of Trust to Mark A. Ellmore, Jr., Trustee, in Instrument No. 199912060300098, in the Register's Office for Davidson County, Tennessee, for the purpose of securing the debt and obligations therein described; and

WHEREAS, Tom Gold and wife, Montee Gold were the authorized owners and lawful holders of the debt secured by said Deed of Trust having for reasons satisfactory unto themselves under the provisions of said Trust Deed, by instrument recorded in said Register's Office in Instrument No. 199912060300098, have instructed the said Trustee to proceed forward with acceleration of the entire indebtedness which is hereby declared due and payable; 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 July 13th, July 20th, and July 27th, 2000 of said newspaper, said sale having been advertised for Tuesday, August 8, 2000 at 9:30 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

WHEREAS, the highest and best bid for said property was made by Tom Gold and wife, Montee Gold, to wit: a bid for EIGHTY FIVE THOUSAND AND 00/100 ($85,000.00) 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 Tom Gold and wife, Montee Gold, as tenants by the entirety, 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:

> Lot No. 39 on the Plan of Cedarwood Estates, Section One, Revised of record in Plan Book 4675, page 62, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal descripiton.
>
> Being the same property conveyed to Phoula Inta and wife,Boualaphanh Inta by deed from Tom Gold and wife, Montee Gold of record in Instrument No. 199912060300098, Register's Office for Davidson County, Tennessee.
>
> This improved property is known as 104 Cedarmont Court, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD, unto Tom Gold and wife, Montee Gold, their successors and/or assigns, in fee simple forever.

The undersigned 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of August, 2000, 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 8th day of August, 2000 at Nashville, Tennessee.

1-25-03
My commission expires:

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 $85,000.00, 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 8th day of August, 2000.

1-25-03
My Commission Expires:

Notary Public

Address of New Owner	Send Tax Bills To	Map/Parcel
Tom Gold, etux. 817 Emily Drive Smyrna, TN 37167	Same	162-13-40

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