B071

Davidson County DEEDTRS
Recvd: 10/12/00 08:42 2pgs
Fees:11.00 Taxes:68.82
20001012-0101215

Tennessee

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 5, 1998, and recorded in Book 10788 Page 871 in the Register's Office of Davidson County, Tennessee, Christopher Burgess and Sharon Burgess, Husband and Wife, conveyed to William D. Castleman, 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 11768 Page 132 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 September 19, 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 Jerry R. Drake, whose address is 2825 Hartford, Nashville, TN 37211, being the highest and best bidder, became the purchaser of said property at and for the sum of Eighteen Thousand Six Hundred Dollars and 00/100; 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 Jerry R. Drake 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 Jerry R. Drake, 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:

Being the Southerly 45 feet of Lot No. 2 in the Subdivision of Lots Nos. 21 and 30 in Owen's Buena Vista Plan of Lots, of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee.

Christopher Burgess and Sharon Burgess obtained title to the above referenced real estate by Deed of record in Book 10788, Page 868, 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 Jerry R. Drake, 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 September 19, 2000 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On September 19, 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 off[illegible]y and year above written.

NOTARY PUBLIC

DEBRA J. STURGEON NOTARY PUBLIC AT LARGE MY COMM. EXP. 1-29-2003 SHELBY CO., TN

My Commission Expires: My Commission Expires July 29, 2003

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
2102 14th Avenue North,
Nashville, Tennessee 37208

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Jerry R. Drake
2825 Hartford Drive
Nashville, TN 37211

Mortgagee: None

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,600.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October 2000.

Deputy Register