Davidson County DEEDTRS
Recvd: 10/18/00 13:22 2pgs
Fees:11.00 Taxes:251.60
20001018-0103341

PICK-UP

Tennessee

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 4, 1986, and recorded in Book 6941 Page 498 in the Register's Office of Davidson County, Tennessee, Ray Pruett and David Pruett, both unmarried, conveyed to D.Gene Merrill and Frederick E.Brooks, 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. 200008240083594 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 October 10, 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., Suite 292, Murfreesboro, TN 37129, being the highest and best bidder, became the purchaser of said property at and for the sum of Sixty Eight Thousand 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 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, Arnold M. Weiss, 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 Lot No. 131 on the plan of Caldwell Estates, Section 1, of record in Book 2663, pages 68 and 69, Register's Office for said County. SAID Lot No. 131 fronts 85 feet on the southwesterly margin of Blackman Road and extends back 393.7 feet on the northwesterly line and 231.22 feet on the southeasterly line to a dead line in the rear measuring 197.06 feet thereon.

John L. Woodall obtained title to the above referenced real estate by Deed of record in Book 9241, Page 77, 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 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 October 10, 2000 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On October 10, 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 office the day and year above written.

DEBRA JO STURGEON NOTARY PUBLIC AT LARGE SHELBY CO. TN

NOTARY PUBLIC

My Commission Expires: My Commission Expires July 29, 2003

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
213 Blackman Road,
Nashville, Tennessee 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

The J & J Group, LLC
1784 W. Northfield Blvd., Ste 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

Tax ID:
19-147.06-0-199.00-

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October 2000.

Deputy Register