Davidson County DEEDTRS
Recvd: 12/19/00 14:17 2pgs
Fees:11.00 Taxes:173.90
20001219-0124447

PREPARED BY AND RETURN TO:
J. Nichols Shelton, Attorney
Thomas N. Jones & Associates
339 Main Street
Franklin, TN 37064

NEW OWNER:
Household Financial Services, Inc.
636 Grand Regency Blvd.
Brandon, FL 33511

SEND TAX BILL TO:
Same

MAP & PARCEL:
081-0-07-527.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 21st day of November, 1997, Lee Hardiman and wife, Louise Hardiman made, executed and delivered to Tim Light, as Trustee, a certain deed of trust ("Deed of Trust"), conveying to him, as Trustee, certain property hereinafter fully set forth and described, which Deed of Trust was recorded in Register's Office of Davidson County, Tennessee in Book 10694, page 649, and to J. Nichols Shelton, Attorney, appointed as Substitute Trustee in an instrument of record identified as Instrument No. 2000009030077244, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default having been made in the payment of the indebtedness and obligations secured to be paid by said Deed of Trust, the holder of said indebtedness and obligations requested the undersigned to advertise and sell the property conveyed thereby according to the terms of said Deed of Trust; and

WHEREAS, in accordance with said request, the property was advertised for sale in the Nashville Record, a daily newspaper published in Nashville, Davidson County, Tennessee, for twenty-one (21) days, such advertisements appearing on October 19, 2000, October 26, 2000, November 2, 2000, and gave the time, terms, place of sale and description of the property; and

WHEREAS, at the time, being the 22nd day of November, 2000, at 12:00 p.m. and place, being, as mentioned in said advertisement, the front door of the Courthouse in Nashville, Davidson County, Tennessee, the property was offered for sale at public outcry to the highest and best bidder for cash, at which sale said property was struck off and sold to Household Financial Services, Inc. (the "Grantee"), at and for the sum of Forty Seven Thousand and 00/100 ($47,000.00) Dollars, that being the highest and best bid offered; and

WHEREAS, the bid price has been applied in accordance with the provisions of said Deed of Trust;

NOW THEREFORE, the undersigned, J. Nichols Shelton, as Substitute Trustee (hereinafter sometimes called "Grantor"), hereby bargains, sells, and conveys unto the Grantee the Property above mentioned and being located in Davidson County, Tennessee, described as follows:

> Being the north 30 feet of Lot No. 21 and the south 10 feet of Lot No. 22 on the Map of Maple Grove Plan, as of record in Book 57, page 83, Register's Office for Davidson County, Tennessee.
>
> Said parts of lots front 40 feet front on the westerly side of 10th Avenue North, formerly Maple Street, and runs back between parallel lines, 174 feet to the easterly margin of an alley, now called Owen Street.
>
> Being the same property conveyed to Lee Hardiman, a married person, by deed from Sam Fleming Farrar, Jr. of record in Book 9927, page 427, Register's Office of Davidson County, Tennessee.
>
> Property Address: 1813 10th Ave. North, Nashville, TN 37208

TO HAVE AND TO HOLD the said Property, together with the hereditaments and appurtenances of and to the same belonging or in any wise appertaining, unto the said Grantee, together with all rights and benefits of the covenants and warranties to Grantor made in said Deed of Trust insofar as he can or ought at Trustee, but not further or otherwise.

Title to the Property described herein is conveyed subject to all liens, easements, covenants, conditions, encumbrances, and restrictions that may exist, including but not limited to the following:

1. County and City taxes for the year 2000 that have not yet been paid.

2. Any unpaid ad valorem taxes or other taxes, and also subject to the right of redemption of the Internal revenue Service pursuant to 29 U.S.C. 7425(d)(1), the State of Tennessee pursuant to T.C.A. 67-1-1433(c)(1), or other taxing authority.

3. Plan of record in Book 57, page 83, Register's Office of Davidson County, TN.

4. Any and all Declaration of covenants, restrictions and conditions, if applicable to the subject property.

5. Any and all Homeowners Association By-Laws and/or Charters, if applicable to the subject property.

6. Subject to any and all building and zoning regulations and permits.

7. Subject to notes on the Plan of record.

IN WITNESS WHEREOF, the said Grantor has executed this instrument on this the 22nd day of November, 2000.

J. NICHOLS SHELTON
Substitute Trustee
339 Main Street, Suite 100
Franklin, TN 37064
(615) 794-0807

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Connie S. Herzog, a Notary Public in and for said State and County duly commissioned and qualified, **J. Nichols Shelton**, Attorney, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of November, 2000.

Notary Public

My Commission Expires: 1/30/2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or we, hereby swear or affirm to the best of affiant's knowledge, information or belief, the actual consideration for this transfer is ~~$47,000.00~~ $47,000

AFFIANT

SWORN TO AND SUBSCRIBED before me this 22nd day of November, 2000.

Notary Public

My Commission Expires: 1/30/2001

9732.2000/ns/ch
hardiman sub trustee's deed