Davidson County DEEDTRS
Recvd: 01/31/01 11:56 2pgs
Fees:11.00 Taxes:59.20
20010131-0009382

NO MORTGAGE
New Owner - Send Tax Bills:
ABC Realty, Inc
700 Craighead St. #103
Nashville, TN 37204

Map & Parcel: 82-7-460

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Elliott Auguster and wife, Antoinette Auguster executed an Deed of Trust to Robert C. Donnell, Trustee, as same appears of record in Book 7258, page 551 Register's Office of Davidson County, Tennessee to secure obligations pursuant to a promissory note of even date in the original principal amount of $30,000, payable to Billy C Donnell and wife, Clara W Donnell, and;

WHEREAS, said Deed of Trust was assigned from Billy C Donnell and wife, Clara W Donnell unto the Chan McCullough by assignment of record instrument #20001228-0126790, R.O.D.C., Tennessee, and;

WHEREAS, Jane Ann McCullough, was appointed Substitute Trustee under said Deed of Trust by instrument #20001228-0126791 in the Register's Office for Davidson County, Tennessee;

NOW, I, Jane Ann McCullough, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications in THE NASHVILLE RECORD, a newspaper published in DAVIDSON County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on Monday, January 8, 2001 at 11:30 A.M., at FRONT DOOR OF THE COURTHOUSE, DAVIDSON COUNTY, TENNESSEE, I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities as provided in said Deed of Trust, at which time ABC Realty, Inc was the high bidder paying $16,000.

NOW THEREFORE, in consideration of the premises, I, Jane Ann McCullough, Substitute Trustee, do hereby sell, transfer and convey to the ABC Realty, Inc, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

> Land in Davidson County, Tennessee described as Lot No. 39 OF Miller's Addition to Edgefield, now East Nashville, a plan of said subdivision being of record in Plat Book 57, page 133, Register's Office for Davidson County, Tennessee.
> Said Lot No. 39 fronts 50 feet on the easterly side of North 5th Street and runs back between parallel lines 170 feet to an alley.
> Being the same property conveyed to Elliott Auguster and wife, Antoinette Auguster from Billy C Donnell and wife Clara W Donnell by deed of record in Book 7258, page 548 R.O.D.C. Being the same property conveyed from Elliott Auguster and wife, Antoinette Auguster to Antoinette Auguster and Rondall King by deed of record in Book 8243, page 976 R.O.D.C

This improved property is commonly known as 817 N 5th St, Nashville, Tennessee 37207.

I, Jane Ann McCullough, Substitute Trustee, convey to the ABC Realty, Inc, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand this at Nashville, Tennessee this 1/23/01 day of January, 2001.

Jane Ann McCullough
Substitute Trustee

JENNIFER K. CHESTANG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires November 30, 2002

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jane Ann McCullough, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of January 2001.

Commission expires 11/30/02 Notary Public Jennifer K. Chestang

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $16,000 .

AFFIANT

Subscribed and sworn to me this _____ day of January, 2001.

This instrument prepared by:
Jane Ann McCullough
905 Travelers Ct.
Nashville, TN 37220

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF Jan 20 01.

Brandi Wells
Deputy Register