Davidson County DEEDTRS
Recvd: 02/15/01 10:15 3pgs
Fees:15.00 Taxes:148.00
20010215-0014514

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Steven P. Jeffords P.O. Box 50586 Nashville, TN 37205	SAME - NEW OWNER	Map 082-040 Parcel 255.00

This instrument prepared by: Robert J. Notestine III, Attorney at Law 26 13
104 Woodmont Blvd., Suite 115, Nashville, TN 37205

TRUSTEE'S DEED

This indenture made the 15th day of February, 2001, by and between Robert J. Notestine III, Trustee (party of the first part) and Steven P. Jeffords, party of the second part.

WITNESSETH:

WHEREAS, on the 19th day of September, 1996, Peter S. R. Harmer, Jr., did duly execute to Robert J. Notestine III, Trustee, a certain Deed of Trust (which was duly registered in the Register's Office for Davidson County, Tennessee, in Book 10201, Page 137, whereby was conveyed two parcels of property which are described in the Deed of Trust as follows:

This property to be sold is described as follows:

Tract #1:
Being Lot No. 9 on the Plan of Carter Lane Place, of record in Book 547, Page 105, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description.

Tract #2:
Being Lot No. 8 on the Plan of Carter Lane Place, of record in Book 547, Page 105, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Peter S. R. Harmer, Jr. by Deed of record in Book 10201, Page 134, Register's Office for Davidson County, Tennessee.

Also, being the same property conveyed to Wesley Shane Miller by Quitclaim Deed from Peter S. R. Harmer, Jr. of record in Book 11431, Page 757, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 881 and 883 Grenada Avenue, Nashville, Tennessee 37206.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $ 40,000.00.
(
(
(Affiant
(Subscribed and sworn to before me
(this 15 day of February, 2001.
(
(
(Notary Public
(My Commission Expires: My Commission Expires NOV. 29, 2003

AND WHEREAS, the said Deed of Trust was for the purpose of securing a certain indebtedness of Forty Thousand Dollars ($40,000.00), as evidenced by an Deed of Trust dated September 19, 1996, in the amount of Forty Thousand Dollars ($40,000.00).

AND WHEREAS, default was made, and thereupon at the request of the beneficiary of said trust, the party of the first part hereto did advertise said property as provided for in said Deed of Trust in the weekly newspaper published in Davidson County, Tennessee, to-wit: THE NASHVILLE RECORD giving the time and place and terms of sale:

AND WHEREAS, on the15th day of February, 2001, at l0:00 o'clock a.m. in the first floor lobby of the Davidson County Courthouse in Nashville, Tennessee as the time and place fixed the said property was offered for sale at public auction for cash in hand and in bar of the right and equity of redemption as provided in said Deed of Trust and all amendments, assumptions and modifications thereto and being primed for a reasonable time was finally struck off to the party of the second part hereto at his bid of forty Thousand Dollars ($ 40,000.00), it the party of the second part being the highest and best bid which sum was in hand paid and identified as by said Deed of Trust directed provided:

NOW, THEREFORE, in consideration of the premises, and the sum so aforesaid bid and paid, the party of the first part hereto, Robert J. Notestine III, Trustee, does hereby bargain, sell, transfer and convey unto said party of the second part, Steven P. Jeffords PV _____, the parcels or lots of land herein before described to have and to hold the same, together with all the hereditaments, improvements, buildings, easements and appurtenances thereon, and thereunto belonging and appertaining, as an inheritance and fee, and free from all right and equity of redemption and the maker

of said Deed of Trust and all persons claiming to and under him. The party of the first part affirms that, as Trustee, he is lawfully seized of said property, has good right to convey it, will and does warrant unto said party of the second part, her heirs and assigns, the title of said property as against all persons claiming by, through, or under first party, but no further otherwise. Further, the Trustee is conveying title as Trustee only and Trustee claims no other legal or equitable interest in said real property. Said conveyance is subject to all applicable restrictions, easements, and ordinances affecting the subject real property.

WITNESSETH the hand of the first party, the date and year first written.

ROBERT J. NOTESTINE III
Trustee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert J. Notestine III, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of February, 2001.

Notary Public

My Commission Expires:_____ Expires NOV. 29, 2003