Davidson County DEEDTRS
Recvd: 02/15/01 12:36 2pgs
Fees:11.00 Taxes:101.01
20010215-0014608

Tennessee

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 27, 1998, and recorded in Book 10859 Page 392 in the Register's Office of Davidson County, Tennessee, John L. Woodall and Wife, Judy O. Woodall, conveyed to Thomas Staten or Brenda Archbold or Phyllis Miller, 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. 20001218-0123721 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 February 6, 2001, 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 James L. Deatrick, Jr. and Marty L. Penix, whose address is 1285 North Mt. Juliet Road, Mt. Juliet, TN 37122, being the highest and best bidder, became the purchaser of said property at and for the sum of Twenty Seven Thousand Three Hundred One 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 their bid.

NOW, THEREFORE, in consideration of the premises and the payment by James L. Deatrick, Jr. and Marty L. Penix 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 James L. Deatrick, Jr. and Marty L. Penix, their 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 Lot No. 13, on the map of the subdivision of Lot No. 3 on the N.H. Hobson's Subdivision, as of record in Book 421 page, 78, Register's Office for Davidson County, Tennessee. Said Lot No. 13 fronts 50.3 feet on the west side of South Twelfth Street and runs back between lines, 171.2 feet on the north line and 176.5 feet on the south line to an alley on which it measures 50 feet. This conveyance is made subject to the following: 1. Sewer easement granted to the City of Nashville by instrument recorded in Book 1974, Page 630, Register's Office for Davidson County, Tennessee. 2. Mortgage Loan Inspection made by John Kohl and Company, P.C.dated October 6, 1988, shows fence encroaching onto adjoining property and asphalt drive encroaching.

John L. Woodall obtained title to the above referenced real estate by Deed of record in Book 10859, Page 389, 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 James L. Deatrick, Jr. and Marty L. Penix, their 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 February 6, 2001 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On February 6, 2001 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.

NOTARY PUBLIC

BRENDA DOYLE NOTARY PUBLIC AT LARGE SHELBY CO. TN MY COMM. EXP. 11-14-04

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
706 South 12th Street,
Nashville, Tennessee 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

James L. Deatrick, Jr. and
Marty L. Penix
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

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
$ 29,301

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 15th DAY OF Feb 2001

Deputy Register