Davidson County DEEDTRS
Recvd: 03/13/01 15:04 2pgs
Fees:11.00 Taxes:111.37
20010313-0024048

THIS INSTRUMENT PREPARED BY:

Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

Name and Address of New Owner: **Nashville Investment Co., Inc.** **And Susan Gregory**	
Send Tax Bills to: **Nashville Investment Co., Inc.** **2825 Hartford Drive** **Nashville, TN 37210**	
Property Address: **3513 Sanford Avenue** **Nashville, TN 37211**	**Map and Parcel Numbers:** **133-06-0 058.00**

TRUSTEE'S DEED

THIS INSTRUMENT made and entered into on this the 13th day of March, 2001, by and between Douglas A. Brace, Trustee, party of the first part, and Nashville Investment Co., Inc., and Susan Gregory, party of the second part.

WHEREAS, by a Deed of Trust dated August 18, 1994, of record in Book 9441, page 843, Register's Office for Davidson County, Tennessee, Marlin D. Kelso and wife, Kelly L. Kelso, conveyed to Douglas A. Brace, Trustee for G. K. Turner Realtors, the hereinafter described real estate, to secure a Note for the indebtedness described therein; and

WHEREAS, default was made in the payment of said Note, and the holder thereof having directed the Trustee to sell said property, as provided by said Deed of Trust, the Trustee did advertise the time, place, and terms thereof in ***The Nashville Record*** having general circulation in Davidson County, Tennessee and published in said county, once a week for three (3) weeks prior to said sale, to wit: February 15, 22 and March 1, 2001; said advertisement, in all respects complied with the requirements of the power of sale contained in said Deed of Trust, on the 13th day of March, 2001 at Twelve O'clock (12:00) Noon, the Trustee offered said property for sale at the Front Door of the Courthouse in Davidson County, Tennessee, and sold said property to Nashville Investment Co., Inc. and Susan Gregory at the price of THIRTY THOUSAND ONE HUNDRED AND NO/100 ($30,100.00) DOLLARS, this being the highest and best bid.

NOW, THEREFORE, the said Douglas A. Brace, Trustee, acting under and by virtue of the power of sale contained in said Deed of Trust, for and in consideration of the sum of THIRTY THOUSAND ONE HUNDRED AND NO/100 ($30,100.00) DOLLARS, paid for said land by virtue of the public sale aforesaid, and in consideration of the facts hereinbefore recited, has bargained, sold and conveyed and does hereby bargain, sell and convey unto the said Nashville Investment Co., Inc., and Susan Gregory, their successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described, to wit:

> Land In Davidson County, Tennessee, being Lot No. 10 on the Map of D. M. Mincy's Addition to Flatrock, as of record in Book 547, page 24, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marlin D. Kelso and wife, Kelly L. Kelso recorded on August 19, 1994, in Book 9441, page 840, Register's Office for Davidson County, Tennessee.

This is Improved property at
3513 Sanford Avenue, Davidson County,
Nashville TN 37211

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto ~~Jack Davis~~, his successors and assigns, said property in fee simple forever, and in bar of all right or equity of redemption.

*Nashville Investment Co., Inc., and Susan Gregory, their

And the party of the first part, as Trustee, does hereby transfer, assign, and setover unto ~~Jack Davis~~ all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title as fully as he is authorized to do so as Trustee, but not further or otherwise. This conveyance is specifically made subject to real estate taxes and a Deed of Trust in favor of G.K. Turner Realtors of record in Book 9441, page 843, Register's Office for Davidson County, Tennessee.

WITNESS my hand on this 13th day of March, 2001.

Douglas A. Brace, Trustee

STATE OF TENNESSEE |
COUNTY OF DAVIDSON |

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **Douglas A. Brace**, Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 13TH day of March, 2001.

NOTARY PUBLIC

My commission expires:

MADGE A. FLY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Madge A. Fly
My Commission Expires
May 28, 2003
STATE OF TENNESSEE

STATE OF TENNESSEE |
COUNTY OF DAVIDSON |

The actual consideration or value whichever is greater, for this transfer is $30,100.00..

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 30,100.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF March 20 01.
Deputy Register

Subscribed and sworn to before me, this the 13TH day of March, 2001.

NOTARY PUBLIC

My commission expires:

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