Tennessee

173-01-0
235.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 23, 1989, and recorded in Book 7811 Page 703 in the Register's Office of Davidson County, Tennessee, Michael E. Vaughn and wife, Joni L. Vaughn, conveyed to W. Terry Edwards, 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. 20010309-0022789 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 April 17, 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 Robert H. Braswell, whose address is 168 Charleston Park Drive, Nashville, TN 37205, being the highest and best bidder, became the purchaser of said property at and for the sum of Eighty Four Thousand Five Hundred 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 his bid.

NOW, THEREFORE, in consideration of the premises and the payment by Robert H. Braswell of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Valerie Ann Spicer, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Robert H. Braswell, his 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. 40 on the Plan of Section V, Monte Carlo of record in Book 6250, Page 383, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Morris Goodrich and Alexis Goodrich obtained title to the above referenced real estate by Deed of record in Book 9768, Page 862, Register's Office of Davidson County, Tennessee.

Davidson County DEEDTRS
Recvd: 04/27/01 14:43 2pgs
Fees:11.00 Taxes:312.65

20010427-0042740

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,500.00

Robert Braswell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 2001.

S. Chandler
Deputy Register

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 Robert H. Braswell, his heirs and assigns in fee simple forever, to whom the said Valerie Ann Spicer, 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 Valerie Ann Spicer, Substitute Trustee, has on April 17, 2001 hereunto set his hand and seal.

VALERIE ANN SPICER, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On April 17, 2001 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Valerie Ann Spicer 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

DEBRA JO STURGEON NOTARY PUBLIC AT LARGE SHELBY CO., TN MY COMM. EXP. 7-29-03

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
320 Cedar Creek Drive,
Nashville, Tennessee 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Robert H. Braswell
168 Charleston Park Drive
Nashville, TN 37205

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103
(901) 526-8296