Davidson County DEEDTRS
Recvd: 04/30/01 15:20 2pgs
Fees:11.00 Taxes:240.87
20010430-0043376

Tennessee

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 15, 1999, and recorded in Book 11305 Page 948 in the Register's Office of Davidson County, Tennessee, Mickey Manis and Tara Manis, Husband and Wife, conveyed to Linda S. Harris, 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. 20001207-0120353 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 13, 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 John Ellis, whose address is 2825 Hartford Drive, Nashville, TN 37210, being the highest and best bidder, became the purchaser of said property at and for the sum of Sixty Five Thousand One 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 John Ellis 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 John Ellis, his heirs and assigns in fee simple forever, the property above mentioned and now further described as being in Hermitage, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2A on the plan of Lakeside Woods Estate, Section One of record in Book 6200, Page 213, as amended in Book 6250, Page 767, Register's Office for said County, to which plan reference is made for a more complete description.

Mickey Manis obtained title to the above referenced real estate by Deed of record in Book 11305, Page 945, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $65,100.00

Amanda D. Friedrich
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2001.

Tammy L. Harbolic
Notary, Tammy L. Harbolic

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
AT LARGE

My Commission Expires: 1-25-03

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 John Ellis, his 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 13, 2001 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On February 13, 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.

DEBRA D. STURGEON NOTARY PUBLIC AT LARGE SHELBY CO. TN MY COMM. EXP. 7-13-03

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
3306 Lakeside Place,
Hermitge, Tennessee 37076
Map 86-10 Parcel 87

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

John Ellis
2825 Hartford Drive
Nashville, TN 37210

Mortgagee: None

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