Davidson County DEEDTRS
Recvd: 05/07/01 10:25 3pgs
Fees:15.00 Taxes:244.20

20010507-0046613

105-13-0
323

THIS INSTRUMENT WAS PREPARED BY:
Deana C. Hood
Attorneys At Law
108 Cleburne Street
Franklin, Tennessee 37064

OWNER/RESPONSIBLE TAXPAYER

Charles E. and Jo H. Evans
106 Carriage Way
Hendersonville, TN 37075

Mail

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ 66,000.00

Sworn to and subscribed before me this the 7th day of May 2001.

L. Chandler, Dep Reg
~~Notary Public~~
~~My Commission Expires~~:_____

TRUSTEE'S LIMITED WARRANTY DEED

WHEREAS, on the 23rd day of May, 2000, Mary E. Underwood and husband Todd Underwood, executed and delivered to F.B. Murphy Jr., as Trustee, a certain deed of trust ("Deed of Trust"), conveying to him, as Trustee, certain property hereinafter fully set forth and described, which Deed of Trust was recorded in the Register's Office of Davidson County, Tennessee, Instrument No. 20000705006631 8; and

WHEREAS, Grassland Financial Services, Inc. requested the removal of F.B. Murphy, Jr., Trustee, and appointment of a Successor Trustee to carry out and perform the provisions of the Deed of Trust and whereas, said appointment of substitute trustee is recorded in Instrument No. 200008250084335 in the Register's Office of Davidson County, Tennessee,

WHEREAS, default having been made in the payment of the indebtedness and obligations secured to be paid by said Deed of Trust, the holder of said indebtedness and obligations requested the undersigned substitute trustee to advertise and sell the property conveyed thereby according to the terms of said Deed of Trust; and

WHEREAS, in accordance with said request the property was advertised for sale in the Nashville Record, a daily newspaper published in Davidson County, Tennessee, for 21 days, such advertisements appearing on April 5, April 12, and April 19, 2001, and giving the time, terms, place of sale and description of the property, and

WHEREAS, at the time, being the 1st day of May, 2001, at 3:00 p.m. and place, being, as mentioned in said advertisement, the steps of the Courthouse for Davidson County, Tennessee, the property was offered for sale at public outcry to the highest and best bidder for cash at which sale said property was struck off and sold to Charles E. Evans and wife Jo H. Evans (the "Grantee"), at and for the sum of Sixty-six thousand and one ($66,001.00) Dollars, subject to any lienholders to said property, that being the highest and best bid offered; and

WHEREAS, the bid price has been applied in accordance with the provisions of said Deed of Trust;

NOW, THEREFORE, the undersigned, Deana C. Hood, as Substitute Trustee (hereinafter sometimes called "Grantor"), hereby bargains, sells, and conveys unto the Grantee the Property above mentioned and fully described in Exhibit A, attached hereto, and made a part hereof as fully and particularly as if set out herein verbatim.

TO HAVE AND TO HOLD the said Property, together with the hereditaments and appurtenances of and to the same belonging or in any wise appertaining, unto the said Grantee, together with all rights and benefits of the covenants and warranties to Grantor made in said Deed of Trust insofar as she can or ought as Trustee, but not further or otherwise.

Title to the Property described in Exhibit A is conveyed subject to all liens, easements, covenants, conditions, encumbrances, and restrictions which are prior to the lien of said Deed of Trust, and any unpaid taxes, including but not limited to any unpaid ad valorem taxes.

IN WITNESS WHEREOF, the said Grantor has executed this instrument on this the 1st day of May, 2001.

Deana C. Hood

Deana C. Hood, Trustee

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Janice L. Clevenger, a notary public in and for said State and County, duly commissioned and qualified, Deana C. Hood, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes contained therein.

WITNESS my hand, on this the 1st day of May, 2001.

Janice L. Clevenger

Notary Public

My Commission Expires:
Oct. 24, 2004

EXHIBIT A

LEGAL DESCRIPTION:

BEING the westerly 30 feet of Lot No. 20 and the easterly 25 feet of Lot No. 21 on the Map of Waldkirch Subdivision of Lots Nos. 8 and 9, W.L.B. Lawrence's Plan, as of record in Book 421, Page 90, Register's Office for said County.

SAID part of said lots front together 55 feet on the northerly side of Bradford, formerly Caroline Avenue and runs back between parallel lines, 160 feet to an alley.

BEING the same property conveyed to Mary E. Kinnard* by Last Will and Testament of Mary Elizabeth Jordan by deed from R. C. Hall and wife, Maude L. Hall of record in Book 3707, page 195, said Register's Office.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office.

This is improved property known as 912 Bradford Avenue, Nashville, Tennessee 37204.

Mary E. Kinnard is also known as Mary E. Underwood