Davidson County DEEDTRS
Recvd: 06/14/01 09:21 2pgs
Fees:11.00 Taxes:203.50
20010614-0062699

THIS INSTRUMENT PREPARED BY:
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NASHVILLE, TN 37201
(615) 259-9222

TRUSTEE'S DEED

Address of New Owner	Send Tax Bill To:	Map/Parcel No.
Daniel T. Leech and Sara B. Leech 103 Apache Court Hendersonville TN 37075	Same	Map 72-10 Parcel 194

WHEREAS Fernando Rodriguez and Renee Rodriguez, by Deed of Trust (the "Deed of Trust") dated July 27, 1993, of record in Trust Deed Book 9029, Page 10, Register's Office for Davidson County, Tennessee, conveyed to Hunter Short, Trustee, the hereinafter described real property for the purposes set forth in said Deed of Trust; and

WHEREAS the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Trustee to foreclose the Deed of Trust; and

WHEREAS after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the property for sale to the highest bidder for cash, at public outcry, at 12:00 noon, central standard time, on June 8, 2001, at the front door of the Davidson County Courthouse in Nashville, Tennessee, when and where Daniel T. Leech and Sara B. Leech became the last and highest bidder for cash at the price of Nineteen Thousand Dollars and no/100 ($19,000.00);

NOW THEREFORE, in his capacity as Trustee and not otherwise, and in consideration of the sum of Nineteen Thousand Dollars ($19,000.00), Hunter Short, Trustee, does hereby bargain, sell, and quitclaim, and by these presents does hereby transfer and convey unto Daniel T. Leech and Sara B. Leech (hereinafter "Grantee"), their successors and assigns, the following described parcel of land in Davidson County, Tennessee, more particularly described as follows:

> Being Lot 33 on the Map of Eastmoor Place, of record in Book 547, pages 177-178, Register's Office for said county.
>
> Said lot fronts 56 feet on the south side of East Delmas Avenue, and runs back between parallel lines 234.3 feet to a dead line.
>
> Being the same property conveyed to Fernando Rodriguez and wife, Renee Rodriguez, by deed of record in Deed Book 7633, Page 64, Register's Office for Davidson County, Tennessee.
>
> This is improved property with an address 1114 East Delmas Avenue, Nashville TN 37216.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, their heirs and successors, forever as the undersigned in his capacity as Trustee and not otherwise has the power to convey the same, but subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any;

2. Restrictive covenants, easements, and setback lines; and

3. Any and all other prior restrictions, encumbrances, or liens of any nature including, without limitation, the rights of redemption of any taxing authority.

And I do further transfer, assign, and convey unto the said Grantees all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it I can or should do, but convey, assign, and transfer as Trustee and not any further or otherwise.

Words used herein indicating number or general shall be read as context may require.

Dated this 13th day of June, 2001.

Hunter Short, as Trustee and not otherwise

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the State and County aforesaid, Hunter Short, Trustee, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument, and who acknowledged that he has read the foregoing instrument and understands the contents thereof, and that he voluntarily executed the same.

Witness my hand and official seal at office this 13th day of June, 2001.

Notary Public

My Commission Expires: 3-27-2004

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $55,000.00

Affiant

Sworn to and subscribed before me

this 13th day of June, 2001.

Notary Public

My Commission Expires: 9/28/02