This Instrument was prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Avenue, Suite 322
MEMPHIS, TN 38117
(901) 525-2427

PICK-UP

Davidson County DEEDTRS
Recvd: 08/08/01 10:09 2pgs
Fees:13.00 Taxes:142.45
20010808-0085167

SUBSTITUTE TRUSTEE'S DEED

On the 27th day of July, 1996, **WILLIAM RONALD MULLEN, and wife, DANA MULLEN** executed a Deed of Trust to John Lowe as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee in **BOOK 10138, PAGE 680** and John B. Philip of Shelby County, Tennessee was substituted in his place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee as **Instrument No. 20010625-0066826.**

The property is known as 60 Lutie Street, Nashville, Tennessee 37210 and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in **The Nashville Record** newspaper, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on July 12, July 19, and July 26, 2001. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Friday, August 3, 2001 at 12:00 noon and at the place mentioned in the advertisement which was the South Lobby of the Davidson County Courthouse in Nashville, Tennessee. The said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to **Wilbert J. Davis** for the sum of $38,500.00, which was the highest and best valid bid offered, and the purchaser, **Wilbert J. Davis,** has complied with his bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, John B. Philip, Substitute Trustee, does hereby bargain, sells, and conveys unto the said **Wilbert J. Davis**, the property above mentioned and now more fully described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 125 on the Map of Sterling Heights, Sec. IV as of record in Book 1835, page 9, Register's Office for said County.

Said Lot No. 125 fronts 75 feet on the north side of Lutie Street, and runs back between lines, 163.7 feet on the west line and 162.8 feet on the east line to a dead line in the rear on which it measures 75 feet.

Being the property described by deed of record in BOOK 7854, PAGE 665, in the Register's Office for Davidson County, TN.

Parcel No. 119-06-194.00

The said John B. Philip, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said John B. Philip, Substitute Trustee, has hereunto set his hand this 3rd day of August, 2001.

JOHN B. PHILIP, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 3rd day of August, 2001, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared John B. Philip, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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

LINDA STUNDAHL NOTARY PUBLIC AT LARGE My Commission Expires JUNE 4, 2002 SHELBY COUNTY, TENNESSEE

Linda Stundahl
NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Shelby

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is, $38,500.00, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

John B Philip
AFFIANT

SUBSCRIBED and sworn to before me this 3rd day of August, 2001.

LINDA STUNDAHL NOTARY PUBLIC AT LARGE My Commission Expires JUNE 4, 2002 SHELBY COUNTY, TENNESSEE

Linda Stundahl
NOTARY PUBLIC

FOR REGISTER'S USE ONLY

Property known as:
60 Lutie Street, Nashville, Tennessee 37210

GRANTEE (new owner) & Send Tax Notice to:
Wilbert J. Davis
1364 Holly Tree Gap Road
Brentwood, TN 37027

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