Robert E Poole (New Owner)
1702-A-8th Ave No
Nashville, Tenn 37208

SEND TAX BILLS TO:

Robert E. Poole
1702-A 8th Avenue North
Nashville, TN 37208

THIS INSTRUMENT PREPARED BY:

Timothy A. Davis, B.P.R. # 20048
Attorney at Law
710 Westwood Drive
Lebanon, TN 37087
(615) 444-7272

Davidson County DEEDTRS
Recvd: 08/08/01 11:13 3pgs
Fees:18.00 Taxes:26.53
20010808-0085264

Map 93 Group 16 Parcel 391

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, a Deed of Trust was executed on November 20, 1990 by Henry L. Clark, and wife, Roberta Clark to Charles Niewold, as Trustee, as same appears of record in the office of the Register of Davidson County, Tennessee, as recorded on Book 8241, Page 806, ("the Deed of Trust"), to secure the payment of a promissory note payable to the order of Robert E. Poole, d/b/a Colonial Construction Company, in the principal sum of Five Thousand Eight Hundred Seventy-Eight and 00/100 Dollars ($5,878.00), plus interest; and

WHEREAS, the above named trustee has been replaced by Timothy A. Davis, as Substitute Trustee, as recorded under Instrument No. 20010627-0068102 in said Register's Office, and is empowered to serve with all the title, powers, and duties of the original Trustee named in said Deed of Trust described above; and

WHEREAS, default having been made in the payments and conditions of said note and the owner and holder of said note instructed Timothy A. Davis, Substitute Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and

WHEREAS, Timothy A. Davis, Substitute Trustee, did advertise in accordance with the provisions of said Deed of Trust, giving notice of intent to sell said property at the South (front) door of the Courthouse in Nashville, Davidson County, Tennessee on Friday, the 3rd day of August, 2001 at 8:00 A.M.; and

WHEREAS, at the time and place stated in said advertisement, the sale was accordingly held, said Timothy A. Davis, Substitute Trustee, offered the property, hereinafter described, for sale to the highest bidder for cash at public outcry, free from the statutory and equity of redemption, homestead and dower and all other exemptions which were expressly waived in said Deed of Trust, but subject to unpaid property taxes, assessments, subdivision restrictions,

building lines, easements, and all prior liens and encumbrances of record superior in right to the Deed of Trust; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Timothy A. Davis, Substitute Trustee, offered for sale and sold said property to Robert E. Poole, d/b/a Colonial Construction Company, for Seven Thousand One Hundred Seventy-One and 40/100 Dollars ($7,171.40) and cancellation of the indebtedness, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Seven Thousand One Hundred Seventy-One and 40/100 Dollars ($7,171.40) cash in hand paid, the receipt of which is hereby acknowledged, and the cancellation of the indebtedness, I, Timothy A. Davis, Substitute Trustee, do hereby bargain and sell, and by these presents, transfer and convey unto the said Robert E. Poole, d/b/a Colonial Construction Company, his heirs and assigns, the following described property in Davidson County, Tennessee, to wit:

BEING the easterly 10 feet on Lot No. 1 and the westerly 20 feet of Lot No. 2 of Block G on the Map of the Hermitage Addition as of record in Book 57, page 43, Register's Office for Davidson County, Tennessee. Said parts of Lot Nos. 1 and 2 front together 30 feet on the southerly side of Fain Street and run back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Henry Lee, and wife, Roberta Clark, by deed from Herbert Nesbit and Janie Latrelle Nesbit, of record in Book 4821, page 743, said Register's Office.

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

THIS IS IMPROVED PROPERTY, commonly known as 145 Fain Street, Nashville, Tennessee, 37210.

TO HAVE AND TO HOLD said property with the appurtances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever, but subject to unpaid property taxes, assessments, subdivision restrictions, building lines, easements, and all prior liens and encumbrances, and superior liens of record.

I assign to said Grantee any and all warranties held by me as Substitute Trustee, but not otherwise,

WITNESS MY SIGNATURE this the 3rd day of August, 2001.

Timothy A. Davis, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named, Timothy A. Davis, Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that he/she executed the within and foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL on this the 3rd day of August, 2001.

Frederick J. Hayes

NOTARY PUBLIC AT LARGE
My Commission Expires: 1-11-2004

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is Seven Thousand One Hundred Seventy-One and 40/100 Dollars ($7,171.40).

Robert E Poole
Affiant

SWORN TO AND SUBSCRIBED before me, this the 8th day of Aug., 2001.

Regina Campbell

NOTARY PUBLIC AT LARGE
My Commission Expires: 1-26-2002

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND TIMOTHY A. DAVIS, ATTORNEY AT LAW SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.