Davidson County DEEDTRS
Recvd: 10/26/01 11:38 2pgs
Fees:13.00 Taxes:166.50
20011026-0117292

This Instrument Prepared By:

Bruce N. Oldham
Oldham & Dunning, LLC
109 Public Square
Gallatin, Tennessee 37066

## SUBSTITUTE TRUSTEE'S DEED

**WHEREAS**, by Deed of Trust dated the 16th day of June, 1999, recorded in Book 7887, Page 526, Register's Office of Davidson County, Tennessee, WILLIAM NORRIS, SINGLE. conveyed to FIRST SUMNER TITLE, INC., Trustee, 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**, 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 Friday, October 26, 2001, at the Davidson County Courthouse in Nashville, Tennessee, at 11:00 a.m.; 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 time the said property was struck off and sold to Robert Ausbrooks and wife Lucy Ausbrooks (hereinafter referred to as "Grantee") whose address is 625 3rd Ave Lady Lake Fla 32159-4675 at and for the sum of $45,000.00, that being the highest and best bid offered; and,

**WHEREAS**, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

**NOW, THEREFORE**, in consideration of he premises and the payment by Grantee, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, BRUCE N. OLDHAM, SUBSTITUTE TRUSTEE, having been appointed Substitute Trustee of record in Instrument Number 20011004-0107849, Register's Office of Davidson County, Tennessee, does hereby grant, bargain, sell and convey to the said Grantee his/its heirs, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in County of Davidson, State of Tennessee, to-wit:

TRACT or parcel of land in the City of Nashville, Davidson County, Tennessee, more particularly described as follows:

BEGINNING at the point of the intersection of the north line of Greenwood Avenue and the west line of Porter Road; thence westwardly along said north line of Greenwood Avenue, a distance of seventy seven (77) feet to a point in the lot line between Lots 7 and 8 of the revised plan of Sharpe Horns Fifth Addition, See Plan Book 332, Page 70, Register's Office of Davidson County, Tennessee; thence northwardly along the lot line between Lots 7 and 8, a distance of 125.72 feet to a point; thence eastwardly forming an interior angle of 74 deg. 12', a distance of 108.32 feet to a point in the west line of Porter Road; thence southwardly along said west line of Porter Road, a distance of 100 feet to the point of beginning, containing 10,256.1 square feet.

The covenants contained in said deed are incorporated herein and transferred subject thereto, together with the easements and restrictions thereon.

BEING the property conveyed to William Norris, single, by deed from Robert Perry Ausbrooks, Sr. and wife, Lucy M. Ausbrooks, of record in Book 7887, Page 523, Register's Office of Davidson County.

Street Address: Greenwood Avenue. In the event of any discrepancy between the street address and the legal description, the legal description shall control.

Subject to any unpaid taxes, easements, restrictions and State and Federal tax liens.

**TO HAVE AND TO HOLD** the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee his/its heirs, successors and assigns, in fee simple forever, to whom the said BRUCE N. OLDHAM, 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.

**IN WITNESS WHEREOF,** the said BRUCE N. OLDHAM, SUBSTITUTE TRUSTEE, has hereunto set his hand and seal on Friday, October 26, 2001.

BRUCE N. OLDHAM
SUBSTITUTE TRUSTEE

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On Friday, October 26, 2001, before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named bargainor, BRUCE N. OLDHAM, as Substitute Trustee, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

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

CYNTHIA J. GROSS
NOTARY PUBLIC
My Commission Expires: 4-3-2004

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 45,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

BRUCE N. OLDHAM

**SUBSCRIBED** and sworn to before me this the 26th day of October, 2001.

CYNTHIA J. GROSS
NOTARY PUBLIC
My Commission Expires: 4-3-2004

**PROPERTY ADDRESS:**

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**

Robert Ausbrooks, Sr.
625 3rd Ave 1
Lady Lake, Fla 32159-4625

Map , Parcel
83-3-63