Davidson County DEEDTRS
Recvd: 11/12/01 11:17 2pgs
Fees:13.00 Taxes:157.25

20011112-0123795

PICK-UP

Tennessee

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 14, 1996, and recorded in Book 10230 Page 31 in the Register's Office of Davidson County, Tennessee, Clayton L. Davidson, A Single Man, conveyed to First Title Corporation, Trustee(s), 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, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20010920-0101921 in the Register's Office of said County; 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 November 6, 2001, at the Main (South) Door of the Courthouse of Davidson County, Tennessee; 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 sale Curtis Wood LLC, whose address is 4010 Iroquois Avenue, Nashville, TN 37205, being the highest and best bidder, became the purchaser of said property at and for the sum of Forty Two Thousand Five Hundred Dollars and 00/100; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of its bid.

NOW, THEREFORE, in consideration of the premises and the payment by Curtis Wood LLC of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Curtis Wood LLC, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

A Certain Tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Lot No. 1 on Taylor Subdivison of record in Plat Book 5190, page 372, revised by plan book 5190 page 447, Register's Office for Davidson County, Tennessee, being a resubdivision of part of Lot No 63 on the Plan of Brownsville as of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee.

Clayton Davidson obtained title to the above referenced real estate by Deed of record in Book 8355, Page 719, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Curtis Wood LLC, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, 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.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on November 6, 2001 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On November 6, 2001 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

Marci Frederick
NOTARY PUBLIC

MARCI FREDERICK NOTARY PUBLIC AT LARGE MY COMM. EXP. 08-3-05 SHELBY CO. TN

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
211 McKennell,
Nashville, Tennessee 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Curtis Wood LLC
4010 Iroquois Avenue
Nashville, TN 37205

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103
(901) 526-8296

Map 72-15
Parcel 310

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF November 2001.

Brandi M. Wells
Deputy Register