Davidson County DEEDTRS
Recvd: 11/26/01 13:07 3pgs
Fees:18.00 Taxes:333.00
20011126-0128449

Tennessee

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 15, 1993, and recorded in Book 8985 Page 568 in the Register's Office of Davidson County, Tennessee, Dennis N. Osborne, Unmarried, conveyed to David Major, 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. 200110110111133 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 13, 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 John E. Osborne, whose address is 201 Eddings Lane, Nashville, TN 37214, being the highest and best bidder, became the purchaser of said property at and for the sum of Ninety Thousand One 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 his bid.

NOW, THEREFORE, in consideration of the premises and the payment by John E. Osborne 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 John E. Osborne, his heirs 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:

See legal description attached hereto.

Dennis Osborne obtained title to the above referenced real estate by Deed of record in Book 8985, Page 565, 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 John E. Osborne, his heirs 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 13, 2001 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On November 13, 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 AT LARGE SHELBY CO. TN MY COMM. EXP. 08-3-05

NOTARY PUBLIC

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
271 Graylynn Drive,
Nashville, Tennessee 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

John E. Osborne
201 Eddings Lane
Nashville, TN 37214

Mortgagee: None

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

8985

EXHIBIT "A" BOOK 8985 PAGE 572

LAND lying in the 3rd Civil District of Davidson County, Tennessee; property being described in Book 5866, Page 431, Register's Office, Davidson County, Tennessee; and further described according to a mortgage loan inspection by John Kohl & Company, P.C., 400 7th Ave. S., Nashville, TN 37203, License No. 100, dated May 10, 1993, as follows:

BEGINNING at a point in the southerly margin of Graylynn Drive, said point being the northeasterly most corner of Hughes property formerly Woodson, Jr. property, and being the northwesterly most corner of the herein described property; thence South 25 deg. 07 min. East 180 feet to a point; thence northeasterly 180 feet to a point; thence northwesterly 180 feet to a point in the southerly margin of Graylynn Drive; thence with the southerly margin of Graylynn Drive 180 feet to the point of beginning.

Being the same property conveyed to the grantor by deed of even date being recorded simultaneously herewith.

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