**THIS INSTRUMENT PREPARED BY:**
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Davidson County DEEDTRS
Recvd: 01/03/02 09:41 3pgs
Fees:18.00 Taxes:330.41
20020103-0000772

# SUBSTITUTE TRUSTEE'S DEED

Address New Owner and Send Tax Bills To:

Household Financial Center, Inc.
931 Corporate Center Drive
Pomona, California 91769

Map-Parcel Numbers:

119-13-0
115.00

**WHEREAS,** Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Jane B. Spear, widow to Natasha Beeman, Trustee, dated the 16th day of June, 1999, and being of record in Book 11537, page 147, Register's Office for Davidson County, Tennessee, referred to herein as the Deed of Trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof, Household Financial Center, Inc.

**WHEREAS,** Appointment of Substitute Trustee having been duly executed by the holder of the note and beneficiary of said Deed of Trust, Appointment of Substitute Trustee being of record as instrument number 20011107-0122395, in the Register of Deed's Office, Davidson County, Nashville, Tennessee, and appointing William Timothy Hill as Substitute Trustee.

**WHEREAS**, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

**WHEREAS**, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock noon (12:00 noon), December 28, 2001, at the Davidson County Courthouse, Nashville, Tennessee, when and where Household Financial Center, Inc., ("Grantee"), became the last and highest bidder at the price of Eighty-Nine Thousand Three Hundred ($89,300.00) Dollars.

**NOW, THEREFORE**, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, William Timothy Hill, Substitute Trustee, hereby conveys the Property described hereto in Exhibit "A", to the Grantee and the Grantee's heirs or successors and assigns.

**TO HAVE AND TO HOLD** the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

William Timothy Hill, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 28th day of December, 2001.

William Timothy Hill, as
Substitute Trustee and not otherwise

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public in and for said County and State, the within named William Timothy Hill, Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of December 2001.

Kristin K Orland
Notary Public

My commission expires: 11/29/03

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $89,300.00.

Affiant

Subscribed and sworn to before me this 28th day of December 2001.

Kristin K Orland
Notary Public

My commission expires: 11/29/03

EXHIBIT A

BEING Lot No. 27 on the Map of College Heights, of record in Book 332, page 19, Register's Office for said County.

SAID Lot No. 27 fronts 50 feet on the north side of Timmons Street and runs back 164.4 feet on the west line and 163.7 feet on the east line, to an alley, and shows 50 feet on said alley.

BEING the same property conveyed to Harold M. Spear, et ux, Jane Spear by deed from Ralph Koger and Thomas Harold Koger dated January 9, 1979, of record in Book 5386, page 19, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 508 Timmons Street, Nashville, Tennessee 37211.