Davidson County DEEDTRS
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20020219-0020763

This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

BOOK NO. 11317, PAGE NO. 260

Responsible Taxpayer and Property Owner:
Tax Parcel No. 50-14-53

Name:
Aubrey Hiam

Address:
301 Fairbanks Rd.
Goodlettsville, TN 37072

Common Description: 3307 Moorewood Dr.
Nashville, TN 37207

Legal Description: Situated in the State of TN, County of Davidson, and being further described as: (See attached Exhibit "A")

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $41,300.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 31st day of January, 2002.

Notary Public
My Commission Expires: 4/27/03.

ROWENA COGART NOTARY PUBLIC STATE OF COLORADO

My Commission Expires

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under that Deed of Trust executed by **Frances M. Maddox, and Ronnie Maddox a/k/a Ronald Wayne Maddox** dated **1/26/99** and recorded **1/29/99** in

Book **11317** at Page **260**, Register's Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **Associates Financial Services of America, Inc.** default having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Thursday, **January 31, 2002** at 10:00 a.m. pursuant to the advertisement published in the **Nashville Record News** and sent by mail to the Debtor and lienors of record, offer for sale, at **the front steps of the Davidson County Courthouse, Nashville,** TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **Aubrey Hiam** became the highest and best bidder(s) at and for the sum of **$41,300.00** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **Aubrey Hiam,** Grantee, the following described real estate, to wit:

See attached Exhibit "A"

To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the

covenants and warranties contained in the Deed of Trust recorded in Book **11317**, Page **260.**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 31st day of January, 2002

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Rowena Cozart, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 31st day of January, 2002

Notary Public

My Commission Expires: 4/27/03.

ROWENA COZART NOTARY PUBLIC STATE OF COLORADO

My Commission Expires
04/27/03

EXHIBIT A
LEGAL DESCRIPTION

BOOK 11317 PAGE 260

Situated in the State of TN, County of Davidson, and being further described as:

Being Lot No. 758 on the Plan of Parkwood Estates, Section IV, as of record in Book 3300, Page 79, RODCT.

Said Lot No. 758 fronts 91.87 feet on the westerly margin of Moorewood Drive, runs back between lines, the northerly line being 140.0 feet and the southerly line being 96.8 feet to a line in the rear, measuring 95.6 feet thereon.

For a more complete and particular description, reference is hereby made to the above referred to plats and records thereof.

Being the same property conveyed to Odis H. Maddox and wife, Frances M. Maddox herein by Warranty Deed from Lillard T. Malone, Jr., and wife, Zella Ann Malone dated May 11, 1966, recorded May 13, 1966, in Book 4016, Page 426, in the Register of Deeds Office for Davidson County, TN. The said Odis H. Maddox now being deceased.