# TRUSTEE'S DEED

**WHEREAS,** by deed of trust dated the 30th day of June, 1994, and recorded in the Register's Office of Davidson County, Tennessee, Jacqueline Dixon, unmarried, recorded in Book 9399, Page 10, conveyed to Matt B. Murfee, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

**WHEREAS,** Larry A. Weissman and/or Wanda J. Walker, was appointed Successor Trustees by instrument of record in the Register's Office of Davidson County, Tennessee, under Register's No. 20020124-0010202, and,

**WHEREAS,** default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed and the holder of said deed of trust 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 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 said sale was appointed to be held on the 5th day of April, 2002, at the entrance 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 **SUNTRUST BANK, HIS SUCCESSORS OR ASSIGNS**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **Sixty Four Thousand Four Hundred Sixty Two and 23/100---($64,462.23)---Dollars**, and,

**WHEREAS,** the said purchaser being the owner of the debt for which said property was sold, has complied with the terms of sale paying into the hands of the undersigned Successor Trustee the expenses of the sale, the balance of the purchaser price being credited on the indebtedness secured by said trust deed.

**NOW, THEREFORE,** in consideration of the premises and of the payment by the said **SUNTRUST BANK, HIS SUCCESSORS OR ASSIGNS**, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Larry A. Weissman and/or Wanda J. Walker, as Successor Trustee, does hereby grant, sell and convey unto the said as aforesaid, and unto its successors and assigns, the property above mentioned and now further described as situated in the County of Davidson, State of Tennessee, more particularly described as follow, to-wit:

> Land in Davidson County, Tennessee, being lot 80 on the plan of Haynes Park Subdivision, Section 2, as shown on plat of record in Plat Book 4460, Page 51 Register's Office, Davidson County, Tennessee. Said lot No. 80 fronts 71 feet on the northerly side of East Fairview Drive and runs back between lines, 178.86 feet on the easterly side and 144.04 feet on the westerly side to a line at the rear on which is measured 82.11 feet thereon.. And being the same property conveyed to and described in Book 9399, Page 7, said Register's Office.

**TO HAVE AND TO HOLD** the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **SUNTRUST BANK, HIS SUCCESSORS OR ASSIGNS**, the aforesaid, and unto its successors and assigns forever, to whom the said Larry A. Weissman and/or Wanda J. Walker, as Successor Trustees, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

**IN TESTIMONY WHEREOF,** Larry A. Weissman and/or Wanda J. Walker, as Successor Trustees, has caused this instrument to be executed by and through its duly authorized officer, this the 5th day of April, 2002.

Davidson County DEEDTRS
Recvd: 04/12/02 10:27 2pgs
Fees:12.00 Taxes:238.51
20020412-0045480

LARRY A. WEISSMAN,
SUCCESSOR TRUSTEE

WANDA J. WALKER, SUCCESSOR TRUSTEE

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Larry A. Weissman and/or Wanda J. Walker, Successor Trustees**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

**WITNESS** my hand and Notarial Seal at office this 5th day of April, 2002.

NOTARY PUBLIC

My commission expires:
5/14/2003

Prepared By & Return To: Larry A. Weissman, Attorney at Law
5118 Park Ave., Suite 600
Memphis, TN 38117

Mail Tax Bills To: Suntrust Mortgage
PO Box 27767
Richmond, VA 23261

Property Address: 108 E. Fairview Dr.
Nashville, TN 37218

I, or we, hereby swear of affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is $64,462.23, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 5th day of April, 2002.

NOTARY PUBLIC

My commission expires: