Davidson County DEEDTRS
Recvd: 06/05/02 15:29 2pgs
Fees:13.00 Taxes:264.92
20020605-0068422

Tennessee

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 11, 1996, and recorded in Book 10292 Page 894 in the Register's Office of Davidson County, Tennessee, Lendoll R. Hunt, Jr. and Angela F. Hunt, husband and wife, conveyed to Southtrust Bank of Tennessee, 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. 20020412-0045425 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 May 28, 2002, 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 C & B Properties, whose address is 4805 Michigan Avenue, Nashville, TN 37209, being the highest and best bidder, became the purchaser of said property at and for the sum of Seventy One Thousand Six 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 C & B Properties of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Valerie Ann Spicer, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said C & B Properties, 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:

Land in Davidson County, Tennessee, being Lot No. 66 on the Subdivision of Lots 39 and 40 B.F. Cockrill Farm, of record in Book 332, Page 41, Register's Office for said County. Said lot fronts 35 feet on the north margin of Leslie Street and extends back 150 feet on the east line and 155 feet on the west line, along the east margin of Sterling Street, to a 12 foot alley in the rear on which it measures 76 feet.

Lendoll R. Hunt, Jr. and Angela Hunt obtained title to the above referenced real estate by Deed of record in Book 10292, Page 891, 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 C & B Properties, its successors and assigns in fee simple forever, to whom the said Valerie Ann Spicer, 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 Valerie Ann Spicer, Substitute Trustee, has on May 28, 2002 hereunto set his hand and seal.

VALERIE ANN SPICER, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On May 28, 2002 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Valerie Ann Spicer 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. 08-30-05

NOTARY PUBLIC

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

Map - Parcel
91.10.35

PROPERTY ADDRESS
5844 Leslie Avenue,
Nashville, Tennessee 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

C & B Properties
4805 Michigan Avenue
Nashville, TN 37209

Mortgagee: None

This instrument prepared by:
Valerie Ann Spicer
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103
(901) 526-8296

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,600.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June 2002

Deputy Register