Davidson County DEEDTRS
Recvd: 07/01/02 10:34 2pgs
Fees:13.00 Taxes:701.15
20020701-0078613

Tennessee

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 25, 2000, and recorded in Register Instrument No. 20010327-0029466 in the Register's Office of Davidson County, Tennessee, ReBeccah Anne DeMoss, conveyed to Richard M. Kovens and Lawrence A. Trainor, 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. 20010806-0084220 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 September 11, 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 Amir Esfandyari and wife, Farideh Sadri, whose address is 4313 Harding Road, Nashville, TN 37205, being the highest and best bidder, became the purchaser of said property at and for the sum of One Hundred Eighty Nine Thousand Five 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 their bid.

NOW, THEREFORE, in consideration of the premises and the payment by Amir Esfandyari and wife, Farideh Sadri 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 Amir Esfandyari and wife, Farideh Sadri, their 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:

Land in Davidson County, Tennessee, being Lot No. 17 on the unrecorded plan of West Nashville Realty Company's Subdivision on the J. W. Dotson Estate, described according to a survey made by Z.J. Wildinson, Surveyor, May 2, 1946, as follows: Beginning on the eastelry margin of White Bridge Road formerly Knox Avenue at a point 189 feet south of the Southerly margin of Lenox Avenue at a point 189 feet south of the southerly margin of Lenox Street being the corner of Lots No. 17 and 18 on said unrecorded plan; thence with the line between said two lots eastwardly 149.5 feet to the westerly line of Lots Nos, 5,6,16, and 17; thence with the line between Lots 16 and 17, westwardly 168.4 feet to the easterly margin of White Bridge Road; thence with said road northwardly 60 feet to the beginning.

Rebeccah Demoss obtained title to the above referenced real estate by Deed of record in Book 11622, Page 614, 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 Amir Esfandyari and wife, Farideh Sadri, their heirs 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 September 11, 2001 hereunto set his hand and seal.

VALERIE ANN SPICER, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On September 11, 2001 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.

Brenda Doyle
NOTARY PUBLIC

BRENDA DOYLE NOTARY PUBLIC AT LARGE SHELBY CO. TN MY COMM. EXP. 11-14-04

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
340 Whitebridge Road,
Nashville, TN 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Amir Esfandyari and wife, Farideh Sadri
4313 Harding Road
Nashville, TN 37205

Mortgagee: None

Map & Parcel
091-14-0

176.00

This instrument prepared by:
Arnold M. Weiss
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 $ 189,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 2002

Deputy Register