Davidson County DEEDTRS
Recvd: 09/12/02 13:53 2pgs
Fees:13.00 Taxes:1092.80
20020912-0111353

This Instrument was prepared by:
Mark A. Ellmore, Attorney at Law
1821 Old Murfreesboro Pike
Nashville, Tennessee 37217

TRUSTEE'S DEED

WHEREAS, under date of the 7th day of March, 1997, Patrick M. Nash, unmarried, executed a certain Deed of Trust to Mark A. Ellmore, Jr., Trustee, in Trust Deed Book 10380 Page 840 of the Register's Office for Davidson County, Tennessee, for the purpose of securing the debt and obligations therein described; and

WHEREAS, Janet L. Curtis Trott was the authorized owner and lawful holder of the debt secured by said Deed of Trust having for reasons satisfactory unto herself under the provisions of said Trust Deed, by instrument recorded in said Register's Office in Trust Deed Book 10380 Page 840, has instructed the said Trustee to proceed forward with acceleration of the entire indebtedness which is hereby declared due and payable; and

WHEREAS, default was made in the payment of the debt and the obligation secured by said Deed of Trust and the undersigned, as Trustee, was requested to advertise and sell the property conveyed by said Deed of Trust in compliance with provisions thereof; and

WHEREAS, the undersigned, as Trustee, did in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement of sale having been published in **The Nashville Record**, a newspaper published in Nashville, Davidson County, Tennessee, in the issues of August 8th, August 15, and August 22, 2002 of said newspaper, said sale having been advertised for Friday, August 30, 2002 at 11:00 a.m., on the front steps of the Courthouse in Nashville, Davidson County Tennessee, said sale extended verbally at that designated time and location until September 3, 2002 at 11:00 a.m. pursuant to said advertisement; at which time the property was offered for sale and sold; and

WHEREAS, the highest and best bid for said property was made by Janet L. Curtis to wit: a bid for **Two hundred ninety five thousand three hundred fifty-one dollars and 39/100 cents** ($295,351.39) for said property, which bid was accepted by the undersigned as Trustee;

NOW THEREFORE, for consideration named and for and in consideration of the compliance with the terms of said bid, the undersigned, Mark A. Ellmore, Jr., as Trustee has bargained and sold, and does by these presents bargain, sell, and convey unto the said Janet L. Curtis in fee simple absolute, the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

LAND in the 4th Civil District of Davidson County, Tennessee, being Tract No. 4, on an unrecorded survey made by John M. Sullivan, County Surveyor, September 10, 1996, and being a survey of the north part of the estate of Mrs. Myrtle H. Carter, deceased, and described as follows:

BEGINNING on the easterly margin of Earhart Road at the northwest corner of the property conveyed to James Henderson Hagar and wife of record in Book 4081 Page 132, Registers Office for said county; thence with said Hagar's northern boundary line, South 85 deg. 48' east 1425.7 feet; thence north 4 deg. 27' east 155 feet; thence north 85 deg. 58' west 1316 feet; north 86 deg. 24' west 100 feet to the easterly margin of Earhart Road; thence with the same south 4 deg. 29' west 155 feet to the beginning.

Being the same property conveyed to Patrick M. Nash, unmarried of Warranty Deed from Janet L. Curtis Trott, married and Michael L. Curtis, married, of record in Book 10380, Page 836, Registers office for Davidson County, Tennessee.

This is improved property known as 3201 Earhart Road, Hermitage,Tennessee 37076.

TO HAVE AND TO HOLD, unto Janet L. Curtis, her successors and/or assigns, in fee simple forever.

The undersigned Trustee believes the title hereby conveyed to be good, but warrants same only against the lawful claims of all persons claiming by, through, and under a conveyance from the undersigned as Trustee, under the provisions of the above described Deed of Trust, but not further or otherwise.

This sale is made subject to any and all outstanding and unpaid real property taxes upon the property as of the date of the Trustee's sale described herein.

Trustee

Mark A. Ellmore, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of September, 2002, before me a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Mark A. Ellmore, Jr., Trustee, to me known to be the person described herein and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed for the purpose therein.

WITNESS my hand and official seal this 3rd day of September, 2002 at Nashville, Tennessee.

5-28-06
My commission expires:

Notary Public

ACKNOWLEDGEMENT

I, or we, hereby swear or 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 $295,351.39, which amount is equal to or greater than the amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said County and State, duly commissioned and qualified, appeared Mark A. Ellmore, Jr., to me known to be the person described herein and who executed the foregoing acknowledgements for the purposes therein contained.

WITNESS MY HAND and official seal this 3rd day of September, 2002

5-28-06
My Commission Expires:

Notary Public

Address of New Owner	**Send Tax Bills To**	**Map/Parcel**
Janet L. Curtis 3016 Lakeshore Dr. Old Hickory , TN 37138	Same	98-95