Davidson County DEEDTRS
Recvd: 11/25/02 14:19 3pgs
Fees:18.00 Taxes:7.40
20021125-0146103

SEND TAX BILLS TO:

Giles Krebs
144 Bluegrass Drive
Hendersonville, TN 37075-2702

THIS INSTRUMENT PREPARED BY:

Timothy A. Davis, B.P.R. # 20048
Attorney at Law
207 South College Street
Lebanon, TN 37087
(615) 444-7272

Map Parcel No. 082-04-0 011.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, a Deed of Trust was executed on May 4, 1995 by Mary H. Springer, Unmarried, to Charles R. Niewold, as Trustee, as same appears of record in the office of the Register of Davidson County, Tennessee, as recorded on Book 9668, Page 273, ("the Deed of Trust"), to secure the payment of a promissory note payable to the order of Volunteer Construction Company, in the principal sum of Seven Thousand One Hundred Fifteen and 00/100 Dollars ($7,115.00), plus interest; and

WHEREAS, the above named trustee has been replaced by Timothy A. Davis, as Substitute Trustee, as recorded under Instrument No. 20021003-0120761 in said Register's Office, and is empowered to serve with all the title, powers, and duties of the original Trustee named in said Deed of Trust described above; and

WHEREAS, default having been made in the payments and conditions of said note and the owner and holder of said note instructed Timothy A. Davis, Substitute Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and

WHEREAS, Timothy A. Davis, Substitute Trustee, did advertise in accordance with the provisions of said Deed of Trust, giving notice of intent to sell said property at the South (front) door of the Courthouse in Nashville, Davidson County, Tennessee on Thursday, the 14th day of November 2002 at 8:00 A.M.; and

WHEREAS, at the time and place stated in said advertisement, the said Timothy A. Davis, Substitute Trustee, offered the property, hereinafter described, for sale to the highest bidder for cash at public outcry, free from the statutory and equity of redemption, homestead and dower and all other exemptions which were expressly waived in said Deed of Trust, but subject to unpaid property taxes, assessments, subdivision restrictions, building lines, easements, and all prior liens and encumbrances of record superior in right to the Deed of Trust; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Timothy A. Davis, Substitute Trustee, offered for sale and sold said property to Giles Krebs for, for and cancellation of the indebtedness, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Two Thousand and 00/100 Dollars ($2,000.00) cash in hand paid, the receipt of which is hereby acknowledged, and the cancellation of the indebtedness, I, Timothy A. Davis, Substitute Trustee, do hereby bargain and sell, and by these presents, transfer and convey unto the said Giles Krebs, his heirs and assigns, the following described property in Davidson County, Tennessee, to wit:

BEING Lot No. 133 on the Plan of Sharpe & Crutcher's Addition of record in Plat Book 57, page 82, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Laura D. McGuire and Mary Springer by deed from Raymond Benton, unmarried, dated MARCH 13, 1985 of record in Book 6512, page 358, said Register's Office for Davidson County, Tennessee.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

Property Address: 1010 N. 6th Street, Nashville, Tennessee, 37207.

TO HAVE AND TO HOLD said property with the appurtances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever, but subject to unpaid property taxes, assessments, subdivision restrictions, building lines, easements, and all prior liens and encumbrances, and superior liens of record.

I assign to said Grantee any and all warranties held by me as Substitute Trustee, but not otherwise,

WITNESS MY SIGNATURE this the 14th day of August, 2002.

Timothy A. Davis, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named, Timothy A. Davis, Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that he/she executed the within and foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL on this the 14th day of November, 2002.

Gloria Jean Evins
NOTARY PUBLIC AT LARGE
My Commission Expires: 12/1/2003

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is Two Thousand and 00/100 Dollars ($2,000.00).

Affiant

SWORN TO AND SUBSCRIBED before me, this the 14th day of November, 2002.

Gloria Jean Evins
NOTARY PUBLIC AT LARGE
My Commission Expires: 12/1/2003

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND TIMOTHY A. DAVIS, ATTORNEY AT LAW SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.