Davidson County DEEDTRS
Recvd: 12/04/02 10:48 2pgs
Fees:13.00 Taxes:91.21
20021204-0149098

This Instrument was prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Avenue, Suite 322
Memphis, Tennessee 38117
901.525.2427

TRUSTEE'S DEED

On the 10th day of February, 1998, **NANCY M. SWEAT** executed a Deed of Trust to John B. Philip, Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee in **Book 10824, Page 428.** The property is known as 1415 Monetta Avenue, Nashville, Tennessee 37216 and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in **The Nashville Record** newspaper, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on October 31, November 7, and November 14, 2002. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Friday, November 22, 2002 at 12:00 noon and at the place mentioned in the advertisement which was the South Lobby of the Davidson County Courthouse in Nashville, Tennessee. The said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to **Huckleberry Properties, LLC** for the sum of **$24,651.00**, which was the highest and best valid bid offered, and the purchaser, **Huckleberry Properties, LLC** has complied with its bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, John B. Philip, Trustee, does hereby bargain, sells, and conveys unto the said **Huckleberry Properties, LLC**, the property above mentioned and now more fully described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 22 ON THE PLAN OF MONTGOMERY HEIGHTS, AS OF RECORD IN BOOK 332, PAGE 47, REGISTER'S OFFICE FOR SAID COUNTY.

Being the property described by deed of record in Book 4957, Page 177, in the Register's Office for Davidson County, TN.

Parcel No. 72-11-176.00

The said John B. Philip, Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said John B. Philip, Trustee, has hereunto set his hand this 22nd day of November, 2002.

JOHN B. PHILIP, TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 22nd day of November, 2002, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared John B. Philip, Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

TATUM PARNELL NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN My Commission Expires Mar. 20, 2004

AFFIDAVIT OF VALUE

STATE OF _____)
COUNTY OF _____)

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is, **$24,651.00**, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

HUCKLEBERRY PROPERTIES LLC, by

AFFIANT

SUBSCRIBED and sworn to before me this 3rd day of December, 2002.

NOTARY PUBLIC

Roger D. Peters
Notary Public At Large, Kentucky
My COMMISION EXPIRES
4-11-2004

FOR REGISTER'S USE ONLY

Property known as:
1415 Monetta Avenue
Nashville, TN 37216

GRANTEE & Send Tax Notice to:
Huckleberry Properties, LLC
1584 Parsons Place
Louisville, KY 40205

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