Davidson County DEEDTRS
Recvd: 12/09/02 11:09 2pgs
Fees:13.00 Taxes:1579.53
20021209-0151253

This Instrument Prepared by:
Fred W. Beesley, Jr., Attorney
404 James Robertson Parkway, Suite 1720
Nashville, TN 37219-1501
Phone 615-244-0554

New Owner's Address
and send tax bills to:

Wilhagen Development Co., c/o Ted L. Lee
210 Craighead Avenue
Nashville, TN 37205

Tax Assessor Map 106-12-0, Parcel 013.00
FB #02DA-60040

COUNTY OF DAVIDSON
STATE OF TENNESSEE
AFFIDAVIT:
I swear or affirm that, to the best of my knowledge, information and belief the actual consideration for this transfer or value of the property transferred, whichever is greater, is $426,900.37, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Fred W. Beesley, Jr., Affiant
Subscribed and sworn before me this 9th day of December 2002.

Nicole J. Cooper
Notary Public
My Commission Expires: 1-28-03

NICOLE J. COOPER NOTARY PUBLIC DAVIDSON COUNTY

Substitute Trustee's Deed

Whereas, on April 16, 1998, **Carl S. Hasty**, unmarried, made and executed to John T. Cook, Trustee for the benefit of **Wilhagen Development Co.**, a Tennessee general partnership of Wallace L. Lee and Ted L. Lee, a certain Deed of Trust conveying to **Wilhagen** certain property hereinafter fully set forth and described, which said Deed of Trust is of record in the Office of the Register of Davidson County, Tennessee, at Book 10899, Page 770, RODC; and the undersigned having been appointed substitute Trustee by the Substitution of Trustee document bearing Instrument No.20011005-0108517 in the said Register's Office, and

Whereas, default having been made in the payment of the debts and obligations secured to be paid in said Deed of Trust, the owner thereof requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of said Deed of Trust, and

Whereas, in accordance with said request, the said property was advertised for sale in The Nashville Record, a weekly newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks pursuant to the requirements of said Deed of Trust with such advertisements appearing on November 21, November 28 and December 5, 2002, and giving the time, terms, place of sale, and description of the property, and

Whereas, at the time, being 10:00 AM on December 9, 2002, and place, being as mentioned in said advertisements, the South entrance of the Davidson County Courthouse located in Nashville, Tennessee, the said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale said property was struck off and sold to **Wilhagen Development Co.** at and for the sum of Four Hundred Twenty-Six Thousand, Nine Hundred Dollars and Thirty-Seven Cents ($426,900.37), that being the highest and best bid offered, and

Whereas, said purchaser, **Wilhagen Development Co.**, has complied with its bid and has applied the sales price as a credit against the debt due and owing and has in all ways consummated the bid made at the foreclosure sale to acquire said property hereinafter described.

Now therefore, the undersigned, Fred W. Beesley, Jr., Substitute Trustee, hereby bargains, sells, and conveys unto **Wilhagen Development Co.**, its successors and assigns, the property above

mentioned and now fully described as:

Land situated in Nashville, Davidson County, Tennessee, being Lots No. 6 and 7 on the Plan of Murfreesboro Road Industrial Subdivision, Section Two, as of record in Book 3500, Page 145, RODC, to which said Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wilhagen Development Co., a Tennessee general partnership composed of Wallace L. Lee and Ted L. Lee, by deed from Clover Bottom Estates, Inc., a Tennessee corporation, of record in Book 5047, Page 373, RODC.

Being the same property conveyed to Carl S. Hasty, unmarried, by deed from Wilhagen Development Co., a Tennessee general partnership of Wallace L. Lee and Ted L. Lee of record in Book 10899, Page 766, RODC.

This conveyance is subject to restrictive covenants of record in Book 3404, Page 544 and as made applicable in Book 3886, Page 326, said Register's office; easement recorded in Book 10889, Page 301, said Register's office; easements and setback lines as set forth on the above Plan of record; and taxes for the current year which have been assumed by Grantee herein.

Commonly known as: **322 Wilhagen Road, Nashville, TN 37217**

Map and Parcel: 106-12-0 013.00

The aforesaid description contains the same description as stated in the prior instrument of conveyance of record in Book 10899, Page 766, RODC, in said Register's Office, for the benefit of **Wilhagen Development Co.**

And, the title is believed to be good, but Fred W. Beesley, Jr., Substitute Trustee, has sold and conveyed only as Substitute Trustee, subject to any prior deeds of trust, real estate taxes, assessments and liens.

To Have and to Hold, the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said **Wilhagen Development Co.**, its successors, heirs, and assigns in fee simple forever. The proceeds of this sale have been disbursed in accordance with the law and applied to the expenses of sale and any balance remaining was applied to the outstanding debt.

In Witness Whereof, the said Fred W. Beesley, Jr., Substitute Trustee, has hereunto set his hand and seal this 9th day of December, 2002.

Fred W. Beesley, Jr.
Substitute Trustee

COUNTY OF DAVIDSON
STATE OF TENNESSEE

On this 9th day of December, 2002, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Fred w. Beesley, Jr., to me known to be the person describe in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed in his capacity as Substitute Trustee.

Witness my hand and seal at Office on the day and date first written above.

Nicole J. Gower
Notary Public

My Commission Expires: 11-29-03