Davidson County DEEDTRS
Recvd: 12/28/02 08:43 3pgs
Fees:18.00 Taxes:140.75
20021228-0160373

Prepared by Wischhof & Allen, P.C., 213 Ward Circle, #201, Brentwood, TN 37027

OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
Barbara C. Newby 2355 Buckner Road Greenbrier, TN 37073	Same	Map 053-13-0 Par. 31

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust of record at Book 11039, Page 267, Register's Office for Davidson County, Tennessee, Betty Jean Ford, William Allen Thomas and wife Cheri Rene Thomas, and Edward L. Ford, Grantors conveyed to Norma Moody, Trustee, their right, title and interest in and to certain property more particularly described in said Deed of Trust, to secure the payment of a certain Deed of Trust Note dated July 27, 1998 in the amount of $61,300.00, payable as set forth therein; whereas, Barbara C. Newby is the current owner and holder of said Note, as evidenced by a written Assignment of record as Document No. 20021108-0138046, said Register's Office; and whereas, by an Appointment of Successor Trustee, of record at Document No. 20021108-0138047, R. O. D. C., the said holder appointed the undersigned to serve as Successor Trustee; and

WHEREAS, default in the payment of the Deed of Trust Note secured by said Deed of Trust has occurred, and the entire indebtedness having been declared due and payable, as provided in said Deed of Trust; and

WHEREAS, pursuant to the terms and conditions of said Deed of Trust, I, Daniel L. Wischhof, Substitute Trustee, did give notice of the time and place of sale by publication in *The Nashville Record*, a newspaper published in Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on November 21, 2002, November 28, 2002, December 5, 2002, and December 12, 2002, respectively; and

WHEREAS, pursuant to said notice, I, Daniel L. Wischhof, Substitute Trustee, by agent George M. Allen (designated pursuant to T. C. A. § 35-5-114), did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the statutory and equitable rights of redemption and homestead, on Thursday, December 19, 2002, on the front steps of the Courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, the within named grantee was the highest and best bidder, in the amount of Thirty Eight Thousand Forty Dollars ($38,040.00);

NOW, THEREFORE, in consideration of the premises, I, DANIEL L. WISCHHOF, TRUSTEE, have bargained and sold, and by these presents do transfer and convey unto **BARBARA C. NEWBY for life, with the remainder to CHERI RENEE SULLIVANT**, all of the right, title and interest of BETTY JEAN FORD, WILLIAM ALLEN THOMAS and wife, CHERI RENE THOMAS, and EDWARD L. FORD, in and to the following described property in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 5 on the Map of Nawakwa Hills, West End Section, being a subdivision of Kennedy and Graves 45 acre tract as of record in Book 974, Page 96, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey dated September 25, 1965, made by T.R. Sanford, engineer. Said westerly one-half of Lot No. 5 fronts 52.3 feet on the northerly side of Nawakwa Trail and runs back in a northerly direction from the center of Nawakwa Trail 1247.5 feet, more or less, on the easterly line and 1238 feet, more or less, on the westerly line to a dead line measuring 60 feet thereon.
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> BEING the same property conveyed to Archie Castleman and Betty Jean Ford, a life estate herein, with remainder to William Allen Thomas and wife, Cheri Renee Thomas, by deed from Johnny R. Carnahan and Betty Jean Ford, of record at Book 8627, Page 523, R. O. D. C.; the said Archie Castleman having since died.
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> Being the same property interest conveyed to Norma Moody, Trustee, by Betty Jean Ford, William Allen Thomas and wife Cheri Renee Thomas, and Edward L. Ford, by Deed of Trust of record at Book 11039, Page 267, R. O. D. C.
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> This is improved property known as 506 Nawakwa Trail, Madison, Tennessee 37115.

I, DANIEL L. WISCHHOF, SUBSTITUTE TRUSTEE, under and pursuant to said Deed of Trust, do hereby transfer, assign, and convey unto the said grantee(s), and his/her/their heirs and assigns, all right, title and interest in and to said land vested in me, and which I have a right to transfer and convey, in as full and ample manner as I, as Trustee under said Deed of Trust, can or should do, but no further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand at Nashville, Tennessee, this the 14 day of December, 2002.

Daniel L. Wischhof, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel L. Wischhof, Trustee**, the bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and seal at Brentwood, Tennessee, on this the 19th day of December, 2002.

Notary Public

My Commission Expires: 08-03-05

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or true value, whichever is greater, for this transfer is $38,040.00.

Affiant

Subscribed and sworn to before me this 19th day of December, 2002.

Notary Public

My Commission Expires: 08-03-05