Davidson County DEEDTRS
Recvd: 03/10/03 08:53 2pgs
Fees:13.00 Taxes:124.24
20030310-0030744

Tennessee
Map # 94-1-227

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 13, 1988, and recorded in Book 7545 Page 691 in the Register's Office of Davidson County, Tennessee, Rosie Lee Arnell, Unmarried, conveyed to R. Conner McAllister, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20030117-0007608 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on March 4, 2003, at the Main (South) Door of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Aubrey Hiam, whose address is 301 Fairbanks Road, Goodlettsville, TN 37072, being the highest and best bidder, became the purchaser of said property at and for the sum of Thirty Three Thousand Five Hundred Seventy Nine Dollars and 00/100; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of his bid.

NOW, THEREFORE, in consideration of the premises and the payment by Aubrey Hiam of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Aubrey Hiam, his heirs and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County Tennessee, being Lot No135 Payne, Blakemore and Cummings Addition to Nashville of Record in Book 57, Page 70, Register's Office for said County, to which reference is made for more complete description. Said Lot No. 135 fronts 50.2 feet on the westerly side of 14th Street and extends back 139 feet more or less on the southerly line and 134 feet more or less on the northerly line, to a line on the rear measuring 50 feet.

Rosie Arnell obtained title to the above referenced real estate by Deed of record in Book 7545, Page 688, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Aubrey Hiam, his heirs and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on March 4, 2003 hereunto set his hand and seal.

Arnold M. Weiss

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On March 4, 2003 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

Marci Harper

NOTARY PUBLIC

MARCI HARPER NOTARY PUBLIC AT LARGE SHELBY CO. TN MY COMM. EXP. 8-3-05

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
800 South 14th Street,
Nashville, Tennessee 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Aubrey Hiam
301 Fairbanks Road
Goodlettsville, TN 37072

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103
(901) 526-8296