Davidson County DEEDTRS
Recvd: 03/10/03 13:11 3pgs
Fees:18.00 Taxes:207.84
20030310-0031044

THIS INSTRUMENT WAS PREPARED BY:
Bobby D. Davis, Attorney
101 Shepherd Hills Drive
Madison, TN 37115
Telephone: 615/851-6697

PROPERTY KNOWN AS:
1213 Pierce Road
Madison, TN 37115
Map: 43.02
Parcel: 12.00

GRANTEE & SEND TAX NOTICE TO:
Jim E. Elkins
3864 Loma Drive
Shingle Springs, CA 95682

TRUSTEE'S DEED

On the 9th day of August, 1999, Cheri R. Thomas entered into a Deed of Trust, as of record in Book 11613, page 20, Register's Office for Davidson County, Tennessee, to Bobby D. Davis as Trustee.

The property is known as **1213 Pierce Road, Madison, Davidson County, Tennessee**, 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**, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on January 30, 2003, February 6, 2003, and February 13, 2003. Such advertisement gave the time, terms, place of sale and description of the property and the time set out which was **February 20, 2003,** at 10:00 o'clock and at the place mentioned in the advertisement which was the main floor of the Davidson County Courthouse at

Nashville, Davidson County, 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 Jim E. Elkins at and for the sum of Fifty-Six Thousand One Hundred Seventy-Three Dollars and 09/100 ($56,173.09), which was the highest and best valid bid offered, and the purchaser, Jim E. Elkins, has complied with his bid by payment of such sum to the Trustee.

NOW, THEREFORE, the undersigned, Bobby D. Davis, Trustee, does hereby bargain, sell and convey unto the said Jim E. Elkins, the property above mentioned and now more fully described as follows:

> **LAND** in Davidson County, Tennessee, being Lot No. 18 on the Map of the Re-Subdivision of Lots Nos. 2 to 6 inclusive of a subdivision of Lot No. 37 and part of Lot No. 29 of the Dixie Pure Food Subdivision at Amqui as of record in Book 843, page 66, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete and accurate description thereof.
>
> **BEING** the same property conveyed to Cheri R. Thomas, unmarried, of record in Book 11613, page 16, Register's Office for Davidson County, Tennessee.

The said Bobby D. Davis, 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 the sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said Bobby D. Davis, Trustee, has hereunto set his hand this 24th day of Feb., 2003.

Bobby D Davis, Trustee

Bobby D. Davis, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 24 day of Feb, 2003, before me, a Notary Public in and for the State of Tennessee and County of Davidson, duly commissioned and qualified, personally appeared **Bobby D. Davis, 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.

Denise Baker
Notary Public

My Commission Expires: 11-29-2003

DENISE BAKER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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, Fifty-Six Thousand One Hundred Seventy-Three Dollars and 09/100 ($56,173.09), which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

Bobby D. Davis
AFFIANT

SUBSCRIBED and sworn to before me this 24 day of Feb, 2003.

Denise Baker
NOTARY PUBLIC

My Commission Expires: 11-29-2003

DENISE BAKER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.