Tennessee
Map # 43-5-59

Davidson County DEEDTRS
Recvd: 06/23/03 09:36 2pgs
Fees:13.00 Taxes:206.46
20030623-0086017

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 24, 2001, and recorded in Instrument No. 20010130-0009041 in the Register's Office of Davidson County, Tennessee, Daryl Highers, a single man, conveyed to John B. Philips, 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.# 20030515-0066866 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 June 17, 2003, at the outside the door of the Register of Deeds office located at 501 Broadway Suite 501, Gaylord Entertainment Center 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 Ronald D. Chance, whose address is 111 Butterfield Court, Goodlettsville, Tennessee 37072, being the highest and best bidder, became the purchaser of said property at and for the sum of FIFTY FIVE THOUSAND EIGHT HUNDRED ONE 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 Ronald D. Chance 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 Ronald D. Chance, his heirs and assigns in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 and the East 16 feet of Lot No. 14 and the West 18 feet of Lot No. 16 of Block "A" on the Map of Kannaston Estates, as of record in Book 843, Page 83, Register's Office for Davidson County, Tennessee. Said lot and part of said lots adjoin and front together 84 feet on the North side of Roosevelt Street and runs back between lines 137.5 feet on the West line of part of Lot No. 14 and 138.4 feet on the East line of part of Lot No. 16 to a dead line in the rear, on which they measure 84 feet.

Daryl Highers obtained title to the above referenced real estate by Deed of record in INSTRUMENT NO.# 20010222-0016471, 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 Ronald D. Chance, 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 June 17, 2003 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 17, 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.

NOTARY PUBLIC

BRENDA DOYLE NOTARY PUBLIC AT LARGE SHELBY CO. TN MY COMM. EXP. 11-14-04

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
221 Roosevelt Avenue,
Madison, Tennessee 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Ronald D. Chance
111 Butterfield Court
Goodlettsville, Tennessee 37072

Mortgagee: None

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,801.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE 2003.

Deputy Register