RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Ida Mai Shaw

GRANTEE(s)
Joseph S. Gaddes

Davidson County DEEDTRS
Recvd: 07/02/03 14:12 3pgs
Fees:18.00 Taxes:277.50
20030702-0091652

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 30, 1989 and recorded on December 1, 1989 at Book 7996, Page 122 in the Register's Office of Davidson County, Tennessee, Ida Mai Shaw conveyed to Vanessa Henry, as Trustee for First Federal Savings Bank of Tennessee, 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 has appointed the undersigned **ROBERT M. WILSON, JR.** as Successor-Trustee by instrument of record recorded on April 23, 2003 as Instrument No. 20030123-0053883 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has 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 notice was given that the sale was to be held on June 11, 2003 at the Davidson County Courthouse in Nashville, 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 time the said property was struck off and sold to Joseph S. Gaddes, at and for the sum of $75,000.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor-Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Joseph S. Gaddes of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Robert M. Wilson, Jr., as Successor-Trustee, does hereby grant, bargain, sell, and convey to the said Joseph S. Gaddes, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot Number 89 on the Plan of Bellshire Terrace, Section Two, of record in Plat Book 6250, Page 673, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. Being the same property conveyed to Grantor by deed of even date and being recorded simultaneously herewith.

Commonly known as: 1257 Tuckahoe Drive, Nashville, Tennessee 37207

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Joseph S. Gaddes, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Successor-Trustee, has hereunto set his hand and seal this 11th day of June, 2003.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Robert M. Wilson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 11th day of June, 2003.

DAVID W. WALKER
PULASKI COUNTY, AR

Notary Public

My Commission Expires: 08/06/07

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $75,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Joseph S. Gaddes

W&A No. 826-203007

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Joseph S. Gaddes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Nashville this 29 day of June, 2023.

Notary Public

My Commission Expires 03/26/05

My Commission Expires: _____

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Joseph S. Gaddes
397 So. Rutlandd Rd.
Mt. Juliet, TN 37122

Parcel No. 50.03-85.00

FHA No. 483-159249-00
DSTDeedforPMI_BPruss_030618_1023

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

W&A No. 826-203007