PICK-UP

Davidson County DEEDTRS
Recvd: 08/07/03 13:34 2pgs
Fees:13.00 Taxes:300.44
20030807-0112655

TRUSTEE'S DEED

State of Tennessee }
County of Davidson)

This instrument prepared by:

Robert F. Spann, Attorney
Suite 400, 214 Second Avenue, North
Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $1,800.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF August, 2003.

Vicki S. Johnson
Deputy Register

NOTARY PUBLIC

My Commission expires_____.

ADDRESS-NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NUMBER:**
Kristina L. Chapman	**Same**	**Map 119-3**
		Parcel 114

WHEREAS, on the 12th day of July, 1995, **Jon Hongersmeier and Amy Hongersmeier**executed an Deed of Trust to **Larry D. Craig, Trustee**, to secure a promissory note of even date to **Madge McMahon Bennett**, in the amount of $75,000.00, as fully set out in said Deed of Trust of record in Book 9730, page 697, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Larry D. Craig is unable to act as Trustee under said Deed of Trust, and I, Robert F. Spann, have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record by Instrument No. 20020918-0114016, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Beverly McMahon and Karlye Yanovskiy, the lawful owners and holders of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said Installment Deed, and to sell the hereinafter described property; and

WHEREAS, I. Robert F. Spann, Substitute Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on September 26, 2002, October 3, 2002 and October 10, 2002, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, Robert F. Spann, Substitute Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on November 8, 2002, at 10:30 AM at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at the sale, **Kristina L. Chapman** was the highest and best bidder, the amount of his bid being in the sum of eighty-one thousand two hundred and no/100 dollars ($81,200.00); and

NOW THEREFORE, I Robert F. Spann, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Eighty-one thousand two hundred and no/100 dollars ($81,200.00), credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto **Kristina L. Chapman**, hereinafter known as the Grantee, his successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Lot No. 105 on the Plan of Glencliff Estates, Section V, as of record in Book 2133, page 21, Register's Office for Davidson County, Tennessee.

Said Lot fronts 93 feet on the northwesterly side of Flushing Drive, and extends back 200 feet on the southwesterly line and 202.5 feet on the northeasterly line, to a dead line in the rear, measuring 93.1 feet thereon.

Being the same property conveyed to Jon Hongsermeier and wife, Amy H. Hongsermeier by deed from Madge Bennett, of record in Book 9730, page 694, Register's Office for Davidson County, Tennessee

This is improved property known as 361 Flushing Drive, Nashville, TN 37211

This conveyance is made subject to all restrictions of record, unpaid taxes and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate title, and interest thereto belonging to the said Grantee, his successors and assigns, forever.

I, Robert F. Spann, Substitute Trustee, under the Deed of Trust of record in Book 9730, page 697, Register's Office for Davidson County, Tennessee, do hereby transfer unto the said Grantee, his successors and assigns, all the rights, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I, as Substitute Trustee, under said Installment Deed, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert F. Spann, Substitute Trustee, has hereunto set his hand, this the 8th day of November, 2002.

ROBERT F. SPANN, SUBSTITUTE TRUSTEE,
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State Robert F. Spann, Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as Trustee, for the purposes therein contained.

WITNESS my hand, at office, this 8th day of November, 2002.

NOTARY PUBLIC

My Commission Expires: 7/29/06

MAXINE Q. SIMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY