THIS INSTRUMENT PREPARED BY:
William T. Hill, Attorney at Law
AmSouth Center
315 Deaderick Street, Suite 1230
Nashville, Tennessee 37238-1230

PICK-UP

Davidson County DEEDTRS
Recvd: 08/12/03 10:43 5pgs
Fees:28.00 Taxes:55.87
20030812-0115103

SUBSTITUTE TRUSTEE'S DEED

Address New Owner and Send Tax Bills To:

Country Villages Development, Inc.
2781 Riverbend Drive
Nashville, TN 37214-1113

Map-Parcel Numbers:

71-8-79

WHEREAS, Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Beatrice T. Crutcher, widow, to Errol N. Mooney, Trustee, dated the 19th day of August, 1996, and being of record in Book 10163, page 753, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof, Country Villages Development, Inc.

WHEREAS, Appointment of Substitute Trustee having been duly executed by the holder of the note and beneficiary of said Deed of Trust, Appointment of Substitute Trustee being of record in Instrument No. 20030512-0063259, in the Register of Deed's Office, Davidson County, Nashville, Tennessee, and appointing William Timothy Hill as Substitute Trustee.

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock noon (12:00 noon), June 30, 2003, at the Davidson County Courthouse, Nashville, Tennessee, when and where Country Villages Development, Inc., ("Grantee"), became the last and highest bidder at the price of Fifteen Thousand One Hundred and 00/100 ($15,100.00) Dollars.

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, William Timothy Hill, Substitute Trustee, hereby conveys the Property described hereto in Exhibit "A", to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

William Timothy Hill, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 29th day of July, 2003.

William Timothy Hill, as
Substitute Trustee and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named William Timothy Hill, 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 for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 2003.

Notary Public

My commission expires: My Commission Expires MAR. 25, 2006

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $15,100.00.

Affiant

Subscribed and sworn to before me this 29th day of July, 2003.

Notary Public

My commission expires: My Commission Expires MAR. 25, 2006

EXHIBIT A

All that certain Lot or parcel of land situate in Davidson County, State of Tennessee, known and description as being the easterly 60 ft. of Lot No. 7 on the plat of J.B. Haynie's Oriental Subdivision, as recorded in the Book 161, pages 26 and 27, Register's Office for Said county.

Said part of Lot No. 7 fronts 50 ft. on the northerly side of Trinity Lane, formerly Countess Street, and runs back between parallel lines, 143 ½ ft. an alley.

The said Woodrow W. Crutcher is now deceased; therefore Beatrice T. Crutcher owns said property as surviving tenant by the entirety.

Included in the above description, but excluded from this conveyance is the following:

RIGHT-OF-WAY: Beginning at a point on the existing northerly right-of-way margin of Trinity Lane, said point bring the southeasterly corner of the Woodrow W. Crutcher, Et Ux property, proceed along the existing northerly right-of-way margin of Trinity Lane with a curve to the left having a radius of 11484.16 feet, and a length of 50.06 feet, a back tangent bearing of N86 deg 39' 50" W to a point, said point being the southwesterly corner of the Woodrow W. Crutcher, Et UX property and being held in common with James G. Williams, Et Ux property; thence along the westerly Woodrow W. Crutcher property boundary held in common with James G. Williams, Et Ux property N5deg 57' 34" E, 5.01 feet, to a point; thence leaving the westerly Woodrow W. Crutcher, Et Ux property boundary in an easterly direction with a curve to the right having a radius of 11489.16 feet, a back tangent bearing of S86 deg 54' 44" E, and a length of 50.06 feet, to a point on the easterly Woodrow W. Crutcher, Et Ux property boundary held in common with James G. Williams, Et Ux property; thence along the easterly Woodrow W. Crutcher property boundary held in common with James G. Williams property S 5 deg 57' 34"W, 5.01 feet, to the point of beginning, containing 250 square feet, more or less.

TEMPORARY CONSTRUCTION EASEMENT: Beginning at a point on the new northerly right-of-way margin of Trinity Lane, said point being the new southeasterly corner of the Woodrow W. Crutcher, property and being held in common with James G. William, Et Ux property, proceed along the new northerly right-of-way margin of Trinity Lane with a curve to the left having a radius of 11489.16 feet, a back tangent bearing of N86 deg 39'46"W, and a length of 50.06 feet, to a point, said point being held in common with James G. Williams, Et Ux property; thence along the westerly Woodrow W. Crutcher property boundary held in common with James G. Williams N5deg 57'34"E, 15 feet, more or less, to a point; thence S86"47'02"E, 50.1 feet, more or less, to a point on the easterly Woodrow W. Crutcher property boundary held in common with James G. Williams, Et Ux property; thence along the easterly Woodrow W. Crutcher property boundary held in common with James G. Williams, Et Ux property S5deg57'34"W, 15 feet, more or less. Said temporary construction easement to be abandoned upon completion of construction.

This description was prepared by Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Public Works.

BEING the part of the same property conveyed to Beatrice T. Crutcher by Deed of record in Book 1469, page 350, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 333 E. Trinity Lane, Nashville, TN 37207.

NOTICE OF FORECLOSURE
AND SUBSTITUTE TRUSTEE'S SALE

Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Beatrice T. Crutcher, widow, to Errol N. Mooney, Trustee, dated the 19th day of August, 1996, and being of record in Book 10163, page 753, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof, Household Financial Center, Inc. Appointment of Substitute Trustee having been duly executed by the holder of the note and beneficiary of said Deed of Trust, Appointment of Substitute Trustee being of record in Instrument No. 20030512-0063259, in the Register of Deed's Office, Davidson County, Nashville, Tennessee, and appointing William Timothy Hill as Substitute Trustee.

NOW, THEREFORE, I, William Timothy Hill, Trustee, pursuant to the said Deed of Trust, having been requested by the owner and holder of said indebtedness so to do, by virtue of the authority and power vested in me by said deed of trust and appointing of Substitute Trustee will on the 26th day of June, 2003, at 12:00 noon, on the front door of the Register's of Deed, Gaylord Entertainment Center, 501 Broadway Street, Nashville, Davidson County, Tennessee, sell at public outcry to the highest bidder for cash (or credit upon the indebtedness secured, if the holder is the successful purchaser) the following described property located in Davidson County, Tennessee, to wit:

All that certain Lot or parcel of land situate in Davidson County, State of Tennessee, known and description as being the easterly 60 ft. of Lot No. 7 on the plat of J.B. Haynie's Oriental Subdivision, as recorded in the Book 161, pages 26 and 27, Register's Office for Said county.

Said part of Lot No. 7 fronts 50 ft. on the northerly side of Trinity Lane, formerly Countess Street, and runs back between parallel lines, 143 ½ ft. an alley.

The said Woodrow W. Crutcher is now deceased; therefore Beatrice T. Crutcher owns said property as surviving tenant by the entirety.

Included in the above description, but excluded from this conveyance is the following:

RIGHT-OF-WAY: Beginning at a point on the existing northerly right-of-way margin of Trinity Lane, said point bring the southeasterly corner of the Woodrow W. Crutcher, Et Ux property, proceed along the existing northerly right-of-way margin of Trinity Lane with a curve to the left having a radius of 11484.16 feet, and a length of 50.06 feet, a back tangent bearing of N86 deg 39' 50" W to a point, said point being the southwesterly corner of the Woodrow W. Crutcher, Et UX property and being held in common with James G. Williams, Et Ux property; thence along the westerly Woodrow W. Crutcher property boundary held in common with James G. Williams, Et Ux property N5deg 57' 34" E, 5.01 feet, to a point; thence leaving the westerly Woodrow W. Crutcher, Et Ux property boundary in an easterly direction with a curve to the right having a radius of 11489.16 feet, a back tangent bearing of S86 deg 54' 44" E, and a length of 50.06 feet, to a point on the easterly Woodrow W. Crutcher, Et Ux property boundary held in common with James G. Williams, Et Ux property; thence along the easterly Woodrow W. Crutcher property boundary held in common with James G. Williams property S 5 deg 57' 34"W, 5.01 feet, to the point of beginning, containing 250 square feet, more or less.

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This is improved property known as 333 E. Trinity Lane, Nashville, TN 37207.

If there is any discrepancy with the street address, the legal description will control.

The sale is subject to liens, easements, encumbrances, property tax and other matters, if any, which are prior in right to the lien of the deed of trust subject of this foreclosure and declared to be in default by the lawful holder thereof.

The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. If the highest bidder cannot pay the bid within twenty-four (24) hours of the sale, the next highest bidder will be deemed the successful bidder.

This is an attempt to collect a debt and any information obtained will be used for that purpose.

Other interested parties: Household Financial Center, Inc.

This 4th day of June, 2003.

William Timothy Hill, Substitute Trustee

Insertion Dates:
06/05/03 - 06/12/03 - 06/19/03