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

# SUBSTITUTE TRUSTEE'S DEED

Davidson County DEEDTRS
Recvd: 09/08/03 16:00 3pgs
Fees:18.00 Taxes:208.68
20030908-0131045

Address New Owner and Send Tax Bills To:

Travis Prince
407 Normandy Circle
Nashville, TN 37209

Map-Parcel Numbers:

108.03-161

**WHEREAS,** Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Timothy Glenn Braley and Belinda Josette Braley, H/W, to Natalie Gataa, Trustee, dated the 25th day of April, 2001, and being of record in Instrument No. 20010427-0042337, 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.

**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. 20030619-0084551, 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), September 5, 2003, at the front door of the Register of Deeds, Gaylord Entertainment Center, 501 Broadway St., Nashville, Davidson County, Tennessee, when and where Travis Prince ("Grantee"), became the last and highest bidder at the price of Fifty-Six Thousand Four Hundred One and 00/100 ($56,401.00) 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 5th day of September, 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 5th day of Sept, 2003.

Notary Public

My commission expires: 7/24/04

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $56,401.00.

Affiant

Subscribed and sworn to before me this 5th day of Sept., 2003.

Notary Public

My commission expires: 7/24/04

# EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 109B on the plan of the revision of Lot 109 A&B Zone Lot Division, Section Six, Patio Villa, of record in plat Book 6250, Page 489, amended in plat Book 6900, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed from David S. Watson to Timothy Glenn Braley and wife, Belinda Josette Braley by Deed recorded 07/03/1990, in Book 8145, at Page 449, in the Register's Office of Davidson County, Tennessee. Tax Map or Parcel ID No.: 108.03-161

This is improved property known as 1206 Waggoner Drive, Nashville, Tennessee 37214.