RE-RECORD

Please Record Deed w/ correct map & parcel

PICK-UP

Davidson County DEEDTRS
Recvd: 09/11/03 15:13 3pgs
Fees:17.00 Taxes:0.00
20030911-0133585

Davidson County DEEDTRS
Recvd: 08/27/03 10:26 3pgs
Fees:18.00 Taxes:259.37
[redacted]
20030827-0124278

This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

INST. NO. 200004270041663

Responsible Taxpayer and Property Owner:
Tax Parcel No. Map 135, Parcel ~~366~~ 94 CPS

Name: Cherylanne Gober Address: 412 Liberty Drive
Smyrna, TN 37167

Common Description: 1827 Old Murfreesboro Road
Nashville, TN 37217

Legal Description: Land in the 2nd Civil District of Davidson County, Tennessee, described in part according to a survey made by E. J. Wilkinson, Surveyed, not dated, as follows:
Beginning at a point in the center of Murfreesboro Pike at the east corner of the property conveyed to Robert N. Crowell and wife, by deed from William W. Moore and wife, as of record in Book 2907, Page 247, Register's Office for said county; thence with said Crowell's Southeasterly line south 35 degrees 40' west 205 feet to said Crowell's south 54 degrees 20' east 110 feet, more or less, to P.M. Matlock's northwesterly line; thence with P.M. Matlock's
northwesterly line north 35 degrees 40' east 205 feet to the center of Murfreesboro Pike; thence with the center of Murfreesboro Pike North 54 degrees 20' West 110 feet, more or less to the beginning.

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $70,100.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this
21st day of August, 2003

Notary Public
My Commission Expires: 10/21/03.

ANGENETTE LINAMAN NOTARY PUBLIC STATE OF COLORADO

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under

that Deed of Trust executed by **Travis L. McElroy and Betty E. McElroy** dated **04/07/2000** and recorded **04/27/2000** at Instrument No. **200004270041663**, Register's Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **MidWest National Mortgage Banc., Inc.** default having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Thursday, **August 21, 2003** at 10:00 a.m. pursuant to the advertisement published in the **Nashville Record News** and sent by mail to the Debtor and lienors of record, offer for sale, at **Front Steps of the Old Ben West Library Building, 225 Polk Avenue, Nashville**, TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **Cherylanne Gober** became the highest and best bidder(s) at and for the sum of **$70,100.00** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **Cherylanne Gober,** Grantee, the following described real estate, to wit:

Land in the 2nd Civil District of Davidson County, Tennessee, described in part according to a survey made by E. J. Wilkinson, Surveyed, not dated, as follows:
Beginning at a point in the center of Murfreesboro Pike at the east corner of the property conveyed to Robert N. Crowell and wife, by deed from William W. Moore and wife, as of record in Book 2907, Page 247, Register's Office for said county; thence with said Crowell's Southeasterly line south 35 degrees 40' west 205 feet to said Crowell's south 54 degrees 20' east 110 feet, more or less, to P.M. Matlock's northwesterly line; thence with P.M. Matlock's
northwesterly line north 35 degrees 40' east 205 feet to the center of Murfreesboro Pike; thence with the center of Murfreesboro Pike North 54 degrees 20' West 110 feet, more or less to the beginning.

To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the

covenants and warranties contained in the Deed of Trust recorded at Instrument No. **200004270041663**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 21st day of August, 2003.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Angenette Linaman, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 21st day of August, 2003.

ANGENETTE LINAMAN NOTARY PUBLIC STATE OF COLORADO

Notary Public

My Commission Expires: 10/21/03.