Davidson County DEEDTRS
Recvd: 11/18/03 12:21 2pgs
Fees:13.00 Taxes:129.50

20031118-0168207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Victor Hazelwood
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November 20__.

Deputy Register

NEW PROPERTY OWNER:
Lillian Shemin
152 Carnavon Pkwy
Nashville TN 37205

SEND TAX BILLS TO:
OWNER

MAP & PARCEL:
83-13-146

**TRUSTEE'S DEED**

WHEREAS, by Deed of Trust executed on 4/3/01, by Kevin Machon to Victor Hazelwood, Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee, under Instrument No. 20010409-0034303, ("Deed of Trust"); 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, default was made in the terms and conditions of said Deed of Trust, and the beneficiary 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 the sale was appointed to be held on November 18th, 2003, at the outside the door of the Register of Deeds office located at 501 Broadway Suite 501, Gaylord Entertainment Center of Davidson County, TN; 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 sale **Lillian Shemin**, being the highest and best bidder, became the purchaser of said property at and for the sum of Thirty Five Thousand + 00/100 ($35,000.00)

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

NOW AND THEREFORE, in consideration of the premises and the payment by **Lillian Shemin** of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Victor Hazelwood, as Trustee, does hereby grant, bargain, sell and convey to the said **Lillian Shemin**, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows:

**Land in Davidson County, Tennessee, being Lot No. 116 on the Plat of East Edgefield, as of record in Book 21, Page 147, Register's Office for Davidson County.**

Being the same property conveyed unto Kevin Machon by Warranty Deed from Robert D. Shemin, unmarried in instrument no. 20010409-0034302, recorded in the Register's Office for Davidson County, Tennessee.

PROPERTY ADDRESS: 1238 Lillian Street Nashville, Tennessee 37206.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto **Lillian Shemin**, its

successors and assigns in fee simple forever, to whom the said Victor Hazelwood, Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Victor Hazelwood, Trustee, has on November 18th, 2003 hereunto set his hand and seal.

Victor Hazelwood, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On November 18th, 2003 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Victor Hazelwood to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Trustee and as his free act and deed.

Witness my hand and Notorial seal at office the day and year above written.

Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 03, 2006

This instrument prepared by:
Advantage Title & Escrow
3354 Perimeter Hill Drive, Suite 142
Nashville, TN 37211