Davidson County DEEDTRS
Recvd: 11/25/03 14:18 2pgs
Fees:13.00 Taxes:277.13
20031125-0171292

Tennessee
Map: #148-14-92

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 14, 1999, and recorded in BOOK: #11714, PAGE: #949, in the Register's Office of Davidson County, Tennessee, Michael G. Anderson and Dannette R. Anderson, conveyed to Transcontinental Title Company, Trustee(s), 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, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in REGISTER'S INSTRUMENT: #20031007-0148560, in the Register's Office of said County; 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 18, 2003, at the outside the door of the Register of Deeds office located at 501 Broadway Suite 501, Gaylord Entertainment Center of Davidson County, Tennessee; 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 TIM FORSMAN, whose address is, TIM FORSMAN, 1212 LINDEN AVENUE, NASHVILLE, TENNESSEE 37212, being the highest and best bidder, became the purchaser of said property at and for the sum of SEVENTY FOUR THOUSAND NINE HUNDRED Dollars AND 00/100; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of his bid.

NOW, THEREFORE, in consideration of the premises and the payment by TIM FORSMAN of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said TIM FORSMAN, his heirs 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:

Being Lot 85 on the Plan of Blanchard Heights, as of record in Book 2663, page 62-63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more accurate legal description.

Michael G. Anderson, and Danette R. Anderson, obtained title to the above referenced real estate by Deed of record in BOOK: #11709, PAGE: #654, Register's Office of Davidson County, Tennessee.

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 TIM FORSMAN, his heirs and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute 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 Arnold M. Weiss, Substitute Trustee, has on November 18, 2003 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

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

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

BRENDA DOYLE NOTARY PUBLIC AT LARGE SHELBY CO. TN MY COMM. EXP. 11.14.04

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
4706 Packard Drive,
Nashville, Tennessee 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

TIM FORSMAN
1212 LINDEN AVENUE
NASHVILLE, TENNESSEE 37212

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103
(901) 526-8296

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 74,900
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF NOV 2003
~~NOTARY PUBLIC~~
~~MY COMMISSION EXPIRES~~