Davidson County DEEDTRS
Recvd: 12/08/03 14:59 3pgs
Fees:18.00 Taxes:62.90
20031208-0175980

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| **West End Terrace, G. P.** | | **Map: 103 2-0-C** |
| **4420 Herbert Place** | **(same)** | |
| **Nashville, Tennessee 37215** | | **Parcel: 39 C0** |
| **This instrument prepared by: Joseph V. Ferrelli, Attorney, from information furnished by client, at 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205** | | |

## SUBSTITUTE TRUSTEE'S DEED

This indenture made the 1ST day of December, 2003, by and between Joseph V. Ferrelli, Trustee (party of the first part) and West End Terrace, G. P., a Tennessee General Partnership (party of the second part).

**W I T N E S S E T H:**

Whereas on the 14th day of May, 1999, Steve J. Donnelly did duly execute to Richard A. Northcutt, Trustee, a certain Deed of Trust (which wa s duly registered in the Register's Office for Davidson County, Tennessee, in Book 11481, page 228, which was conveyed a parcel of property which is described in the Deed of Trust as follows:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
>
> Being Unit No. 39, as shown on the plan of West End Terrace, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing West End Terrace, a Condominium, of record in Book 6657, page 549, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Steve J. Donnelly by Warranty Deed from Roy C. Maupin, dated May 14, 1999, of record in Book 11,481, page 225, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 276 White Bridge Road, Unit 39, West End Terrace, Nashville, TN 37209.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater for this transfer is $17,000.00.

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

Affiant

Subscribed and sworn to before me this 17 day of December, 2003

Notary Public

AND WHEREAS, the said Deed of Trust was for the purpose of securing a certain indebtedness of Twenty Thousand and no/100 Dollars ($20,000.00) as evidenced by a Note dated May 14, 1999, in the amount of Twenty Thousand and no/100 Dollars ($20,000.00).

AND WHEREAS, such Deed of Trust along with the related promissory note dated May 14, 1999, were assigned to West End Terrace, G. P., in that certain Assignment of Note and Deed of Trust recorded as Instrument Number 20030919-0138585, Register's Office of Davidson County, Tennessee.

AND WHEREAS, default was made, and thereupon at the request of Beneficiary of said Deed of Trust, and pursuant to the Appointment of Successor Trustee of record in Instrument No. 20031006-0147657, the party of the first part hereto did advertise said property as provided for in said Deed of Trust in the weekly newspaper published in Davidson County, Tennessee, to-wit: THE NASHVILLE RECORD, giving the time and place and terms of sale:

AND WHEREAS, on the 12th day of November, 2003, at 10:30 o'clock a.m. at the Seventh Avenue entrance of the old Ben West Library, 225 Polk Avenue, Nashville, TN 37203, which serves as the temporary Davidson County Administrative Offices, as the time and place fixed in the advertisement the said property was offered for sale at public auction for cash in hand and in bar of the right and equity of redemption as provided in said Deed of Trust and all amendments, assumptions and modifications thereto and being primed for a reasonable time was finally struck off to the party of the second part hereto at their bid of Seventeen Thousand and No/100 Dollars ($17,000.00), the party of the second part being the highest and best bid which sum was in hand paid and identified in said Deed of Trust directed provided:

NOW, THEREFORE, in consideration of the premises, and the sum so aforesaid bid and paid, the party of the first part hereto, Joseph V. Ferrelli, Successor Trustee, does hereby bargain, sell, transfer and convey unto said party of the second part, West End Terrace, G. P., a Tennessee General Partnership, the parcel or lot of land herein before described to have and to hold the same, together with all the hereditaments, improvements, buildings, easements and appurtenances thereon, and thereunto belonging and appertaining, as an inheritance and fee, and free from all right and equity of redemption and the makers of said Deed of Trust and all persons claiming to and under them. The party of the first part affirms that, as Successors Trustee, he is lawfully seized of said property, has good right to

convey it, will and does warrant unto said party of the second part, their heirs and assigns, the title of said property as against all persons claiming by, through or under the first party, but no further otherwise.

This conveyance is subject to the lien for Metropolitan property taxes for the calendar year 2003, 2002 and 2001.

WITNESSETH the hand of the first party, the date and year first written.

JOSEPH V. FERRELLI
Successor Trustee

**ACKNOWLEDGMENT**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Joseph V. Ferrelli, Successor 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 therein contained as Successor Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 1ST day of December, 2003.

Notary Public

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9/22/07