Davidson County DEEDTRS
Recvd: 01/22/04 09:16 2pgs
Fees:13.00 Taxes:330.47
20040122-0008435

PREPARED BY AND RETURN TO:
Joe M. Kinsey, Attorney
6750 Lenox Center Court, Suite 202
Memphis, TN 38115
901-767-5566
Fax: 901-761-5690

Name: Leo John Wright, et ux Dorothy Eloise Wright
S&K#: 03-4068
Loan#: 15902049

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 8, 1999, recorded in Book 11744, Page 235, Register's Office of Davidson County, Tennessee, Leo John Wright, a married man, conveyed to Tim Ferguson, Trustee, 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 Instrument Number 20031121-0170076, in the Register's Office of Davidson County, Tennessee; 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 sale Deed of Trust by which advertisement the sale was appointed to be held on January 7, 2004, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; 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 time the said property was struck off and sold to CHERRY TREE PROPERTIES, whose address is 1224 5 Avenue North, Nashville, TN 37208, at and for the sum of $89,316.75, that being the highest and best bid offered; and,

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

NOW, THEREFORE, in consideration of the premises and the payment by CHERRY TREE PROPERTIES, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Denise Griffin, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said CHERRY TREE PROPERTIES, 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:

Described property located in Davidson County, Tennessee, to wit:

Part of Lots 4 and 5 on the Plan of A. Nuisen Farm, as of record in Book 332, Page 158, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Couchville Pike at the southwest corner of the B. C. Alexander property of record in Book 4643, Page 801, Register's Office for Davidson County, Tennessee; thence with Alexanders westerly line north 1 degree 40 minutes west 371.8 feet to an iron pin; thence south 78 degrees 25 minutes west 156.0 feet to an iron pin; thence south 79 degrees 04 minutes west 97.5 feet to an iron pin; thence north 87 degrees 51 minutes to an iron pin; thence north 78 degrees 23 minutes west 109.7 feet to an iron pin; thence south 7 degrees 00 minutes east 349.4 feet to an iron pin in the northerly margin of Couchville Pike; thence with the northerly margin of Couchville Pike north 89 degrees 45 minutes east 360.0 feet to the point of beginning.

This legal description is identical with that in Trust Deed recorded in Book 11744, Page 235, Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 11744, Page 235, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed recorded in Book 6437, Page 345, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens.

RECORDERS M
LEGIBILITY OF WRITING, T
PRINTING IN THIS DOCUM
UNSATISFACTORY WHEN R

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto CHERRY TREE PROPERTIES, its successors and assigns, in fee simple forever, to whom the said Denise Griffin, 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.

IN WITNESS WHEREOF, the said Denise Griffin, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Denise Griffin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 7th day of January 2004, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Denise Griffin, 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.

8/20/05
My commission expires

LENA R. SINCLAIR NOTARY PUBLIC AT LARGE SHELBY CO., TN
My Comm. Exp. 12-20-05

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $89,316.75 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the _____, day of _____, 2004.

My commission expires:

Notary Public

PROPERTY ADDRESS: 2610 COUCHVILLE PIKE, NASHVILLE, TN 37217

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
CHERRY TREE PROPERTIES
1224 5 Avenue North
Nashville, TN 37208

S & K #:03-4068
Map & Parcel – 121/210

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,316.75

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January 2004.

Deputy Register