Davidson County DEEDTRS
Recvd: 02/02/04 09:00 2pgs
Fees:13.00 Taxes:207.27
20040202-0012124

TRUSTEE'S DEED

State of Tennessee }
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is $56,019.77

Affiant

Sworn to and subscribed before me this 30 day of January, 2004.

NOTARY PUBLIC

My Commission expires 7/29/06.

MAXINE Q. SIMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This instrument prepared by:

Robert F. Spann, Attorney
214 Second Avenue, North
Nashville, TN 37201

ADDRESS-NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Sarah A. Anderson	Same	Map 119-15
1708 Graybar Lane		Parcel 151
Nashville, TN 37215		

WHEREAS, on the 25 day of August, **Ronald Wayne Crass** executed an Deed of Trust to **Robert F. Spann, Trustee**, to secure a promissory note of even date to **Sarah A. Anderson**, in the amount of $60,000.00, as fully set out in said Deed of Trust of record in Instrument No. 200008280084449, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Sarah A. Anderson, the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said Installment Deed, and to sell the hereinafter described property; and

WHEREAS, I. Robert F. Spann, Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on December 18, 2003, December 25, 2003 and January 1, 2004, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, Robert F. Spann, Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on January 29, 2004, at 11:00 AM at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at the sale, Sarah A. Anderson was the highest and best bidder, the amount of his bid being in the sum of fifty-six thousand nineteen and 77/100 dollars ($56,019.77.00); and

NOW THEREFORE, I Robert F. Spann, Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of fifty-six thousand nineteen and 77/100 dollars ($56,019.77), credited and applied as payment on the note secured by the aforementioned Installment Deed,

and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto Sarah A. Anderson, hereinafter known as the Grantee, his successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 13 on the Map of Neese Heights, as of record in Book 1424, page 114, Register's Office for Davidson County, Tennessee, described as follows:
>
> Said Lot No. 13 fronts 100 feet on the southerly side of Neese Drive, and runs back between lines, 172.93 feet on the easterly line and 172.95 feet on the westerly line, to a dead line in the rear, measuring 100 feet thereon.
>
> Being the same property conveyed to Ronald Wayne Crass by deed from Sarah A. Anderson and Howard W. Anderson, of record in Instrument No. 200008280084448, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 127 Neese Drive, Nashville, TN 37217

This conveyance is made subject to all matters shown on the recorded plan, any unpaid property taxes, and any restrictive covenants, set-back lines and easements which may be applicable, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate title, and interest thereto belonging to the said Grantee, his successors and assigns, forever.

I, Robert F. Spann, Trustee, under the Deed of Trust of record in Instrument No. 200008280084449, Register's Office for Davidson County, Tennessee, do hereby transfer unto the said Grantee, his successors and assigns, all the rights, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I, as Trustee, under said Installment Deed, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert F. Spann, Trustee, has hereunto set his hand, this the ___ day of January, 2004.

ROBERT F. SPANN, TRUSTEE,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State Robert F. Spann, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as Trustee, for the purposes therein contained.

WITNESS my hand, at office, this 30 day of January, 2004.

NOTARY PUBLIC

MAXINE Q. SIMS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 7/29/06