#11642

Davidson County DEEDTRS
Recvd: 02/09/04 09:18 2pgs
Fees:13.00 Taxes:103.42
20040209-0015095

This Instrument was prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Avenue, Suite 322
MEMPHIS, TN 38117
(901) 525-2427
8480253)

TRUSTEE'S DEED

On the 23rd day of December, 1999, RUTH CHEATHAM and HOWARD CHEATHAM executed a Deed of Trust to John Phillips, *correctly known as John B. Philip,* as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee as Instrument No. 199912300309111, the property known as 3025 Indiana Avenue, Nashville, Tennessee 37209 and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in The Nashville Record newspaper, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on November 27, December 4 and December 11, 2003. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Friday, December 19, 2003 at 12:00 noon and at the place mentioned in the advertisement which was the South Lobby of the Davidson County Courthouse in Nashville, Tennessee. The said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to Pledged Property II LLC for the sum of $27,950.00, which was the highest and best valid bid offered, and the purchaser, Pledged Property II LLC, has complied with its bid by payment of such sum to the Trustee.

NOW, THEREFORE, the undersigned, John B. Philip, Trustee, does hereby bargain, sells, and conveys unto the said Pledged Property II LLC, the property above mentioned and now more fully described as follows:

The following described premises situated in Davidson County, Tennessee, to wit:

Being the West 1/2 of Lot No. 28 on the Plan of A.W. Will's Subdivision, as of record in Book 161, Page 107, Register's Office for Davidson County.

Said part of said lot fronts 60 feet on the Southerly side of Indiana, Formerly Locust Street and runs back between Parallel lines, 125 feet to an alley.

Saving and expecting that property conveyed by deed recorded in Book 4143, Page 91.

Being the property described by deed of record in Instrument No. 199912300309110, in the Register's Office for Davidson County, TN.

Parcel No. 92-09-108.00

The said John B. Philip, Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said John B. Philip, Trustee, has hereunto set his hand this 19th day of December, 2003.

JOHN B. PHILIP, TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 19th day of December, 2003, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared John B. Philip, Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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

KAREN S. DOHERTY NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

NOTARY PUBLIC

My Commission Expires
September 13, 2006

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is, $27,950.00, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me this 19th day of December, 2003.

KAREN S. DOHERTY NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

NOTARY PUBLIC

My Commission Expires
September 13, 2006

FOR REGISTER'S USE ONLY

Property known as:
3025 Indiana Avenue
Nashville, Tennessee 37209

GRANTEE (new owner) & Send Tax Notice to:
Pledged Property II LLC
% Litton Loan Servicing
4828 Loop Central Drive
Houston, TX 77081

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