Davidson County DEEDTRS
Recvd: 03/08/04 08:00 2pgs
Fees:13.00 Taxes:363.71
20040308-0025841

Tennessee
Map: #96-16-195

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 28, 1989, and recorded in BOOK: #8024, PAGE: #292, in the Register's Office of Davidson County, Tennessee, Stephen Gary Weiss and wife Sara Davis Weiss, conveyed to Arnold M. Weiss, 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, 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 March 2, 2004, 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 MARK W. KING AND WIFE JO ANNE J. KING, whose address is, 2134 KIDD ROAD, NOLENSVILLE, TENNESSEE 37135, being the highest and best bidder, became the purchaser of said property at and for the sum of NINETY EIGHT THOUSAND THREE 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 Trustee the amount of their bid.

NOW, THEREFORE, in consideration of the premises and the payment by MARK W. KING AND WIFE JO ANNE J. KING of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Trustee, does hereby grant, bargain, sell and convey to the said MARK W. KING AND WIFE JO ANNE J. KING, their 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 No. 11, Section Two, Addition to Larchwood, of record in Plat Book 6200, page 324, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

This conveyance is made subject to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

Jeffrey D. Moore and wife, Gerette E. Moore obtained title to the above referenced real estate by Deed of record in BOOK: #8850, PAGE: #604, AND RE-RECORDED IN REGISTER'S INSTRUMENT: #20040123-0008856, 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 MARK W. KING AND WIFE JO ANNE J. KING, their heirs and assigns in fee simple forever, to whom the said Arnold M. Weiss, Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such 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, Trustee, has on March 2, 2004 hereunto set his hand and seal.

ARNOLD M. WEISS, Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On March 2, 2004 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 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
705 Norwalk Court,
Nashville, Tennessee 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

MARK W. KING AND WIFE JO ANNE J. KING
2134 KIDD ROAD
NOLENSVILLE, TENNESSEE 37135

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
$ 98300.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF March 2 20 04
NOTARY PUBLIC
MY COMMISSION EXPIRES