Davidson County DEEDTRS
Recvd: 07/13/04 11:57 3 pgs
Fees:18.00 Taxes:311.28
20040713-0083295

**THIS INSTRUMENT PREPARED BY:**
William T. Hill, Attorney at Law
AmSouth Center
315 Deaderick Street, Suite 1230
Nashville, Tennessee 37238-1230

# SUBSTITUTE TRUSTEE'S DEED

Address New Owner and Send Tax Bills To:

Household Financial Center, Inc.
931 Corporate Center Drive
Pomona, CA 91769

Map-Parcel Numbers:

044.15-0-329.00

**WHEREAS,** Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Jimmy Lee Gipson and Connie Elaine Gipson, husband and wife, to Willie Peoples, Trustee, dated the 4th day of December, 2002, and being of record in Instrument No. 20021206-0150562, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof, Household Financial Center, Inc.

**WHEREAS,** Appointment of Substitute Trustee having been duly executed by the holder of the note and beneficiary of said Deed of Trust, Appointment of Substitute Trustee being of record in Instrument No. 20040507-0052159, in the Register of Deed's Office, Davidson County, Nashville, Tennessee, and appointing William Timothy Hill as Substitute Trustee.

**WHEREAS**, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

**WHEREAS**, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock noon (12:00 noon), June 28, 2004, at the Register of Deeds Office, Gaylord Entertainment Center, 501 Broadway, Nashville, Tennessee, when and where Household Financial Center, Inc., ("Grantee"), became the last and highest bidder at the price of Eighty-four Thousand One Hundred Thirty and 00/100 ($84,130.00) Dollars.

**NOW, THEREFORE**, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of

which are acknowledged, William Timothy Hill, Substitute Trustee, hereby conveys the Property described hereto in Exhibit "A", to the Grantee and the Grantee's heirs or successors and assigns.

**TO HAVE AND TO HOLD** the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

William Timothy Hill, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 28th day of June, 2004.

William Timothy Hill, as
Substitute Trustee and not otherwise

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

Personally appeared before me, a Notary Public in and for said County and State, the within named William Timothy Hill, Substitute 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 contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 2004.

Charlotte E. Herring
Notary Public

My commission expires:

CHARLOTTE E. HERRING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $84,130.00.

Affiant

Subscribed and sworn to before me this 28th day of June, 2004.

Charlotte E. Herring
Notary Public

My commission expires:

CHARLOTTE E. HERRING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

# EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land located in Davidson County, Tennessee, the same being Lot Number 88, Section B, on the plan of Village of Old Hickory, as or record in Plat Book 1424, Page 67, Register's Office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed from Kimberly F. Burton and Robert Barton, and Tammy E. Harlin and John Harlin to Jimmy Lee Gipson and Connie Elaine Gipson by deed recorded May 26, 2000, in Instrument Number 200005260052586, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1011 Jones St., Old Hickory, TN 37138.