Davidson County DEEDTRS
Recvd: 08/26/04 12:21 3pgs
Fees:18.00 Taxes:523.55
20040826-0103393

Tennessee
Map: #142-8-A-19CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 26, 1998, and recorded in BOOK: #10881; PAGE: #654 AND RE-RECORDED IN BOOK: #11444; PAGE: #714, in the Register's Office of Davidson County, Tennessee, Carl E Jones and wife, Cynthia Jones, conveyed to Emmett James House and Bill R. McLaughlin, 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, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in REGISTER'S INSTRUMENT: #20040715-0084747, in the Register's Office of said County; 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 August 17, 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 DALE HIRE, SINGLE, whose address is, 1146 LONGVIEW DRIVE, HENDERSONVILLE, TENNESSEE 37075 being the highest and best bidder, became the purchaser of said property at and for the sum of NINETY NINE THOUSAND EIGHT HUNDRED AND ONE DOLLARS AND 00/100; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of his bid.

NOW, THEREFORE, in consideration of the premises and the payment by DALE HIRE, SINGLE of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Valerie Ann Spicer, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said DALE HIRE, SINGLE, his 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:

LAND IN DAVIDSON COUNTY TENNESSEE BEING PART OF CORONADA, A CONDOMINIUM AS SHOWN ON THE PLAN OF RECORD IN BOOK 4860, PAGE 26, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UNIT NO. 19 ON SAID PLAN BEING LOCATED AT 103 FOX TRAIL AS ESTABLISHED IN THE MASTER DEED AND BY-LAWS ESTABLISHING HORIZONTAL PROPERTY REGIME WITH RESPECT TO CORONADA CONDOMINIUMS ASSOCIATION, INC. OF RECORD IN BOOK 4901, PAGE 679 AND BOOK 4901, PAGE 702, RESPECTIVELY, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS, AND BUILDING SETBACK LINES OF RECORD.

Carl Enoch Jones, his heirs and assigns, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20040129-0011234, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

Proper notice of this sale has been given to the State of Tennessee and this sale is made subject to the redemption rights of the State of Tennessee.

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 DALE HIRE, SINGLE, his heirs and assigns in fee simple forever, to whom the said Valerie Ann Spicer, 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.

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 Valerie Ann Spicer, Substitute Trustee, has on August 17, 2004 hereunto set his hand and seal.

VALERIE ANN SPICER, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On August 17, 2004 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Valerie Ann Spicer 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.

NOTARY PUBLIC

BRENDA DOYLE NOTARY PUBLIC AT LARGE MY COMM. EXP. 11-14-04 SHELBY CO. TN

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
103 Fox Trail
Nashville, Tennessee 37221

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

DALE HIRE
1146 LONGVIEW DRIVE
HENDERSONVILLE, TENNESSEE 37075

Mortgagee: None

This instrument prepared by:
Valerie Ann Spicer
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103
(901) 526-8296

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVE IS GREATER, FOR THIS TRANSFER IS
$ 141,500.00
AFFIANT Dale Hire
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY
20
NOTARY PUBLIC
MY COMMISSION EXPIRES

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 141,500.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 20____.
Deputy Register

STATE OF TENNESSEE
DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT
EMPLOYMENT SECURITY DIVISION
Legal Office
Andrew Johnson Tower, 2nd Floor
710 James Robertson Parkway
Nashville, Tennessee 37243-0661
(615) 741-3170
(615) 532-7386 FAX

July 30, 2004

Mr. Arnold M. Weiss
Law Offices
208 Adams Avenue
Memphis, TN 38103-1991

RE: Property of Carl Jones dba All Tech Construction
TDLWD Acct. #546-622
TDLWD Lien #3-4804 (Davidson County)
Loan #1896005845
Notice of Substitute Trustee's Sale

Dear Mr. Weiss:

Your letter of July 15, 2004, is acknowledged, along with the attendant Notice of Substitute Trustee's Sale, and this will respectfully advise:

1. That said Notice is accepted as being timely and adequate; and,

2. That the amount of delinquent unemployment taxes, penalty and interest computed to date of sale is $30.00.

It is requested that you further advise us after the sale regarding: (i) actual proceeds of sale; (ii) net mortgage balance owed to the foreclosing creditor; (iii) sale costs; (iv) other liens, and this Agency's apparent position of priority with respect to same; and, (v) your proposed distribution of sale proceeds.

Should you have further questions regarding this matter, please let us know.

Sincerely,

Michael D. Fort
Counsel to Commissioner

MDF:PDR

cc: James A. Matheney, Central Office