Davidson County DEEDTRS
Recvd: 08/27/04 13:57 2pgs
Fees:13.00 Taxes:482.11
20040827-0103960

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

# SUBSTITUTE TRUSTEE'S DEED

On the 25th day of March, 2002, JOHN BOOKER and wife, JOSEPHINE BOOKER executed a Deed of Trust to Denise Haraseviate as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee as Instrument No.: 20020402-0039911 and John B. Philip of Shelby County, Tennessee was substituted in his place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee as Instrument No. 20040714-0083884.

The property is known as 848 Glen Avenue, Nashville, Tennessee 37204 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 July 29, August 5 and August 12, 2004. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Friday, August 20, 2004 at 12:00 noon and at the place mentioned in the advertisement which was at 225 Polk Avenue (old Ben West Library Building) in downtown 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 JAN BAKER PASS and MINNA COOK GIOIA for the sum of $130,300.00, which was the highest and best valid bid offered, and the purchaser, JAN BAKER PASS and MINNA COOK GIOIA, has complied with their bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, John B. Philip, Substitute Trustee, does hereby bargain, sells, and conveys unto the said JAN BAKER PASS and MINNA COOK GIOIA, the property above mentioned and now more fully described as follows:

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

LAND in Davidson County, Tennessee being Lot No. 8 on the Map of Hirshburg's Subdivision of Lots 74 and 75 of the Waverly Plan, as of record in Book 161, page 99, Register's Office for Davidson County, Tennessee.

SAID Lot No. 8 fronts 50 feet on the northerly side of Glen Avenue and runs back between lines, 200 feet to an alley, on which it measures 40 feet.

Being the property described by deed of record in Book 4185, Page 44, in the Register's Office for Davidson County, TN.

Parcel No. 105-14-0 028.00

The said John B. Philip , Substitute 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, Substitute Trustee, has hereunto set his hand this 20th day of August, 2004.

JOHN B. PHILIP, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 20th day of August, 2004, 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, Substitute 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.

LINDA STUNDAHL NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN
My Commission Expires July 11, 2006

NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

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, $130,300.00, 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 26th day of August, 2004.

NOTARY PUBLIC

FOR REGISTER'S USE ONLY

Property known as:
848 Glen Avenue
Nashville, Tennessee 37204

GRANTEE (new owner) & Send Tax Notice to:
Jan Baker Pass & Minna Cook Gioia
P.O. Box 159136
Nashville, TN 37215

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KATHRYN B. McCLELLAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission [illegible] NOV 13, 2007