Davidson County DEEDTRS
Recvd: 10/05/04 12:31 3pgs
Fees:18.00 Taxes:92.50
20041005-0119769

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679

ADDRESS NEW OWNER:
Jeffrey L. Hale
134 Timberhill Road
HENDERSONVILLE TN 37075

SEND TAX BILL:
Owner

MAP AND PARCEL:
MAP: 042-15
PARCEL: 73.00
11D-12240

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 13th day of June, 2004, by and between Harold Reeves, Substitute Trustee, party of the first part, and Jeffrey L. Hale, party of the second part.

WITNESSETH:

WHEREAS, by Deed of Trust of record in Book 10748, Page 727, Register's Office for Davidson County, Tennessee, Lovie I. Overstreet conveyed certain property described herein to Scott Meyer, Trustee, to secure the payment of a mortgage payable to New South Mortgage Co., LLC,, and;

Whereas Harold Reeves was appointed Substitute Trustee of record in INST: 20040408-0040344, said Register's Office.

WHEREAS, default was made in the payment of said mortgage, and the holder thereof has directed first party to advertise and sell said indebtedness and the cost of foreclosure, in accordance with the terms and provisions of said mortgage and Deed of Trust; and

WHEREAS, first party did advertise said property for sale in accordance with the terms of said Deed of Trust, notices of the time and place of said sale being published in the Nashville Record, as prescribed by law: and

WHEREAS, pursuant to said notices, first party did offer said property for sale at the Front Door of the Courthouse in Nashville, Tennessee, on this the 13th day of May, 2004, and Jeffrey L. Hale, party of the second part, being the highest and best bidder thereof, became the said purchaser of said property at and for the sum of TWENTY FIVE THOUSAND AND 00 DOLLARS ($25,000.00).

NOW, therefore, in consideration of the premises, first party has this day bargained and sold, and does hereby transfer and convey unto the party of the second part, the said Jeffrey L. Hale, his successors and assigns, the following real estated located in Davidson County, Tennessee, to wit:

SEE EXHIBIT "A"

This property is also known as 205 East Marthona Road, MADISON TN 37115

To have and to hold the aforesaid real estate into said second party, their heirs and assigns, forever and in bar of equity of redemption, homestead, dower and all other exemption of every kind which were waived.

AND I, Harold Reeves, Trustee, do further covenant and bind myself, my successors and representatives, do warrant and defend title to the said land only as such title coming through me to the said second party, his heirs and assigns, against the lawful claims of persons whomsoever, except Order for Demolition or Removal of Structure, of record in INST: 20040326-0034272, all property taxes due and payable, easements, building lines and restrictions of record in said Register's Office.

IN WITNESS WHEREOF, first party hereunto set his signature this day and date first above written.

HAROLD REEVES, SUBSTITUTE TRUSTEE,
FIRST PARTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Harold Reeves, 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 therein contained, and who further acknowledged that he is the Trustee of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 5th day of October, 2004.

My commission expires: 3/22/2008

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $25,000.00.

Affiant

Subscribed and sworn to before me this the 5th day of October, 2004.

Notary Public

My commission expires: 3/22/2008

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT "A"

LAND in Davidson County, Tennessee, described as follows, to wit: BEING Lot No. 29 to 32, inclusive, of Block "A" on the Map of Marthona, a Subdivision by Cumberland Development Company of the Ezell Farm, not of record, and described according to a survey by John Kohl, Surveyor, on January 7, 1969, as follows: BEGINNING at a point in the easterly margin of East Marthona (formerly Ezell Road East, sometimes known as Marthona Road) 629.9 feet southerly from the southerly margin of Old Hickory Boulevard, being the common corner of Lot Nos. 28 and 29, thence with the line between said lots easterly 411.7 feet to a point; thence S1°52'W, 100 feet to the common corner of Lots 32 and 33; thence with the line between said lots, westerly 413.1 feet to the easterly margin of East Marthona Road; thence with the margin of said Road, N2°58'E, 100 feet to the point of beginning.

BEING the same property conveyed to Lovie I. Overstreet by deed from Courtney J. Hingst and James R. Green, of record in Book 10748, page 274, Register's Office for Davidson County, Tennessee.