Tennessee
Map: #053-12-0 049.00

Davidson County DEEDTRS
Recvd: 12/14/04 13:33 2pgs
Fees:13.00 Taxes:296.00
20041214-0148549

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 25, 2002, and recorded in REGISTER'S INSTRUMENT: #20020619-0073995, in the Register's Office of Davidson County, Tennessee, David A. Marsh and wife, Theresa L. Marsh, conveyed to Fidelity National Title Ins Co. of New York, 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: #20040825-0102951, 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 November 9, 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 PETER R. MORRIS, A MARRIED PERSON, whose address is, 389 WILLOW BOUGH LANE, OLD HICKORY, TENNESSEE 37138, being the highest and best bidder, became the purchaser of said property at and for the sum of SIXTY THOUSAND 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 PETER R. MORRIS, A MARRIED PERSON, of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said PETER R. MORRIS, A MARRIED PERSON, his heirs and assigns in fee simple forever, the property above mentioned and now further described as being in OLD HICKORY, COUNTY OF DAVIDSON, State of Tennessee, to-wit:

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 NUMBER 43, AND THE EAST PART OF LOT NO. 42 OF BLOCK "A" ON THE MAP OF SUBDIVISION NO. 3 ON THE PLAN OF LIFE & CASUALTY INSURANCE COMPANY PROPERTY, OF RECORD IN PLAT BOOK 974, PAGE 11, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF PARK CIRCLE AT THE CORNER OF LOTS 43 AND 44; THENCE WITH THE LINE BETWEEN SAID LOTS SOUTHERLY 175 FEET TO A POINT; THENCE WESTERLY 120 FEET TO A POST AT THE CORNER OF LOTS 41 AND 42; THENCE NORTHEASTERLY 30 FEET TO A POINT; THENCE NORTHWESTERLY 171.6 FEET TO THE SOUTHERLY MARGIN OF PARK CIRCLE; THENCE WITH THE MARGIN OF THE SAME EASTERLY 90.5 FEET TO THE POINT OF BEGINNING.

SUBJECT TO SUCH LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

THERESA L. MARSH, HER HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20031120-0169183, 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 PETER R. MORRIS, A MARRIED PERSON, his heirs and assigns in fee simple forever, to whom the said Arnold M. Weiss, 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 Arnold M. Weiss, Substitute Trustee, has on November 9, 2004 hereuntc set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On November 9, 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 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 L. DOYLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 9-17-08

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
176 Park Circle
Old Hickory, TENNESSEE 37138

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

PETER R. MORRIS
389 WILLOW BOUGH LANE
OLD HICKORY, TENNESSEE 37138

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
$_____
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF _____ 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
$ 60,000
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF Nov 20 04
Deputy Register