Davidson County DEEDTRS
Recvd: 12/15/04 09:30 2pgs
Fees:13.00 Taxes:351.50
20041215-0148958

This Instrument was prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Avenue, Suite 322
Memphis, Tennessee 38117
901.525.2427
5080000432)

SUBSTITUTE TRUSTEE'S DEED

On the 19th day of December, 2002, **FRANKIE L. RUCKER** executed a Deed of All-Star Title, Davidson County, TN as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee in **as Instrument No. 20030103-0001021** 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. 20040902-0106661.**

The property is known as 752 Revels Drive, Nashville, TN 37207 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 September 16, September 23 and September 30, 2004. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Friday, October 8, 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 **Fidelity Bank** for the sum of **$95,000.00**, which was the highest and best valid bid offered, and the purchaser, **Fidelity Bank,** has complied with its 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 **Fidelity Bank**, the property above mentioned and now more fully described as follows:

Begin Lot No 40 on the Plan of Royal Garden Estates, Section I, of record in Book 3700, page 29, Register's Office for said County, as follows:

Said Lot No. 40 fronts 100 feet or the northerly margin of Revels Drive and runs back between parallel lines 135 feet to a dead line.

This being the same property described by deed of record in Book 8183, Page 593 and as Instrument No. 20030103-0001019, in the Register's Office for Davidson County, TN.

Parcel No. 059 10 0 053.00

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 8th day of October, 2004.

JOHN B. PHILIP, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 8th day of October, 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 SHELBY

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, **$95,000.00** 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 8th day of October, 2004.

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

NOTARY PUBLIC

FOR REGISTER'S USE ONLY

Property known as:
752 Revels Drive
Nashville, TN 37207

GRANTEE & Send Tax Notice to:
Fidelity Bank
100 East English
Wichita KS 67201

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