Davidson County DEEDTRS
Recvd: 12/29/04 10:18 3pgs
Fees:18.00 Taxes:329.86
20041229-0153640

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Steven Billingslea

GRANTEE(s)
James J. Reese. Jr.

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 10, 1998 and recorded on July 15, 1998 at Book 11020, Page 903 in the Register's Office of Davidson County, Tennessee, Steven Billingslea conveyed to Daniel W. Small, as Trustee for Guaranty Trust Company, 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 has appointed **CHRISTOPHER L. PALMER** as Successor Trustee by instrument of record recorded on February 10, 2003 as Instrument No. 20030210-0018237 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor-Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on July 28, 2004 at the Davidson County Courthouse in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to James J. Reese. Jr., at and for the sum of $89,152.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by James J. Reese. Jr. of the sum of money so paid, receipt of which is hereby acknowledged, the Successor Trustee, does hereby grant, bargain, sell, and convey to the said James J. Reese. Jr., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot Number 9 of Block D on the Plan of Inglewood Terrace, which is of record in Book 1130, Page 1, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. Being the same property conveyed to the Grantor(s) by deed of even date being recorded simultaneously herewith.
>
> Commonly known as: 1706 Golf Street, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto James J. Reese. Jr., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee, has hereunto set his hand and seal this 28 day of July, 2004.

Christopher L. Palmer
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss:.
COUNTY OF ~~PULASKI~~ Saline)

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Christopher L. Palmer, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Successor Trustee, for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 28 day of July, 2004.

Notary Public

My Commission Expires: Shannon L. Defoor
NOTARY PUBLIC
Saline County, Arkansas
My Commission Exp. 8-10-2011

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $$89,152.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James J. Reese, Jr.

ACKNOWLEDGMENT

STATE OF Tennessee)
)ss:
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified James J. Reese Jr., with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Franklin, TN. this 22nd day of December, 2004.

Notary Public

My Commission Expires: My Commission Exp. Sept. 20, 2008

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
James J. Reese. Jr.
8444 Merry Mount Dr.
Nashville, TN 37221
Parcel No. 072-04-0/143.00

JANAE N. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

W&A No. 700-202844/700-50492

FHA No. 483-2575759-703
DSTDeedfor3rdParty_sdefoor_041208_ 944

This Instrument Prepared By:
Robert M. Wilson, Jr.
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