Davidson County DEEDTRS
Recvd: 01/03/05 15:27 4 pgs
Fees:23.00 Taxes:784.40
20050103-0000741

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Paul R. Shields Nelda R. Shields 297 Clovernook Nashville, TN 37210	SAME - NEW OWNER	Map 105-09 Parcel 268 Map 105-09 Parcel 103
This instrument prepared by: Robert J. Notestine III, Attorney at Law 104 Woodmont Blvd., Suite 115, Nashville, TN 37205		

SUCCESSOR
TRUSTEE'S DEED

This indenture made the 30th day of December, 2004, by and between Robert J. Notestine III, Successor Trustee (Party of the first part) and Paul R. Shields and Nelda R. Shields (Collectively Party of the second part).

W I T N E S S E T H:

WHEREAS, on the 1st day of December, 1998, Eric A. Rameriz, did duly execute to Michael T. Bates, Trustee, a certain Deed of Trust (which was duly registered in the Register's Office for Davidson County, Tennessee, in Book 11227, Page 971, whereby was conveyed a parcel of property which is described in the Deed of Trust as follows:

> Land in Davidson County, Tennessee, being Lots No. 16 and 22, Block 8, on the Plan of A.V. Jones Subdivision of record in Book 57, page 147, Register's Office for said County to which this reference is hereby made for a more complete description.
>
> Being the same property conveyed to Wade Street Limited Partnership by limited warranty deed from Eric Rameriz record in Instrument No. 20001116-0113636, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1017 and 1030 Wade Ave, Nashville, TN 37203

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $212,000.00.
(
(
(Affiant
(
(Subscribed and sworn to before me
(this 30th day of December, 2004.
(
(
(Notary Public
(My Commission Expires: 9/22/07
(

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

ROBERT JOHN NOTESTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

AND WHEREAS, the said Deed of Trust was for the purpose of securing a certain indebtedness of Two Hundred Eleven Thousand Five Hundred Dollars ($211,500.00), as evidenced by a Deed of Trust dated December 1, 1998, in the amount of Two Hundred Eleven Thousand Five Hundred Dollars ($211,500.00).

AND WHEREAS, default was made, and thereupon at the request of the beneficiaries of said trust, the undersigned was appointed Successor Trustee and the party of the first part as Successor Trustee hereto did advertise said property as provided for in said Deed of Trust in the weekly newspaper published in Davidson County, Tennessee, to-wit: THE NASHVILLE RECORD giving the time and place and terms of sale:

AND WHEREAS, on the 30th day of December, 2004, at 10:00 o'clock a.m. at the front door entrance of 225 Polk Avenue at the Davidson County Courthouse, which is located in the old Ben West Library in Nashville, Tennessee which serves as the temporary Davidson County Courthouse, at the time and place fixed, the said property was offered for sale at public auction for cash in hand and in bar of the right and equity of redemption as provided in said Deed of Trust and all

amendments, assumptions and modifications thereto and being primed for a reasonable time was finally struck off to the Party of the second part hereto at his bid of **Two Hundred Twelve Thousand Dollars** ($212,000.00), the Party of the second part being the highest and best bid which sum was in hand paid and identified as by said Deed of Trust directed provided:

NOW, THEREFORE, in consideration of the premises, and the sum so aforesaid bid and paid, the party of the first part hereto, Robert J. Notestine III, Successor Trustee, does hereby bargain, sell, transfer and convey unto said Party of the second part, Paul R. Shields and Nelda R. Shields the parcel or lot of land herein before described to have and to hold the same, together with all the hereditaments, improvements, buildings, easements and appurtenances thereon, and thereunto belonging and appertaining, as an inheritance and fee, and free from all right and equity of redemption of the makers of said Deed of Trust and all persons claiming to and under them. The Party of the first part affirms that, as Successor Trustee, he is lawfully seized of said property, has good right to convey it, will and does warrant unto said Party of the second part, their heirs and assigns, the title of said property as against all persons claiming by, through, or under first party, but no further otherwise.

This conveyance is subject to the lien for Davidson property taxes for the calendar year 2004 all governmental zoning and subdivision ordinances in effect on the day of sale, plats of record, and any easements, restrictions and other encumbrances of record.

WITNESSETH the hand of the first party, the date and year first written.

ROBERT J. NOTESTINE III
Successor Trustee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert J. Notestine III, Successor 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 as Substitute Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of December, 2004.

Notary Public

My Commission Expires: 9/22/07

BARBARA KEMRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE