Davidson County DEEDTRS
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Fees:13.00 Taxes:124.89
20050120-0007470

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
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Name: The Estate of Raymond E. Welch, and Bonnie L. Welch
S&K#: 04-1731
Loan#: 0109506360

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 5, 1993, recorded in Book 8883, Page 346, Register's Office of Davidson County, Tennessee, Raymond E. Welch, a single person, conveyed to Thomas Staten, Brenda Archbold, Wallace Tidwell, and Fred Zweifel., Trustee, 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 Instrument Number 20041130-0141860, in the Register's Office of Davidson County, Tennessee; 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 sale Deed of Trust by which advertisement the sale was appointed to be held on January 5, 2005, at the Davidson County Courthouse in Nashville, Tennessee, at 10am; 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 time the said property was struck off and sold to Minlar Properties LLC, whose address is 1916 Eighth Avenue South Nashville TN 37203, at and for the sum of $33,755.00, that being the highest and best bid offered; and,

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

NOW, THEREFORE, in consideration of the premises and the payment by Minlar Properties LLC, the sum of money so paid, $33755.00 receipt of which is hereby acknowledged, the undersigned, Denise Griffin, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Minlar Properties LLC, their heirs successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in the 12th Civil District of Davidson County, Tennessee, to wit:

Lot Number 4 on the Plan of Dewey E. Moore Lands. Said Lot Number 4 fronts 55.0 feet on the northerly margin of Hart Land Extended, and runs back between parallel lines 197.0 feet to a rear line which measures 55.0 feet.

This legal description is identical with that in Deed of Trust recorded in Book 8883, Page 346, Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 8883, Page 346, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Quit Claim Book 9925, Page 868, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Minlar Properties LLC, their heirs successors and assigns, in fee simple forever, to whom the said Denise Griffin, 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.

IN WITNESS WHEREOF, the said Denise Griffin, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Denise Griffin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 5th day of Jan., 2005, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Denise Griffin, 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 this day and year above written.

JINA R. SINCLAIR NOTARY PUBLIC AT LARGE SHELBY CO., TN

12/20/05
My commission expires:

Notary Public

My Comm. Exp. 12-20-05

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $33,755.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the 20, day of Jan., 2005.

RITA S. CONNER NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

Notary Public

PROPERTY ADDRESS: 217 Hart Lane, Nashville, TN 37207

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
MINLAR PROPERTIES LLC
1916 Eighth Avenue South
Nashville TN 37203

S & K #:04-1731
Map & Parcel – 060120070.00

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.