Davidson County DEEDTRS
Recvd: 03/30/05 10:53 2 pgs
Fees:13.00 Taxes:314.13
20050330-0034369

Tennessee
Map: #150-9-A-84CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust DATED MAY 23, 1994, AND RECORDED IN BOOK 9362 PAGE 498, AND MODIFIED IN REGISTER'S INSTRUMENT: #20040713-0083321 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, MELISSA F. BOLING, UNMARRIED, CONVEYED TO GARY B. FISHER, 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: #20040213-0017242, 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 March 22, 2005, at the outside 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 DAVID WHITESELL, D/B/A REALTY INVESTMENT SOLUTIONS, whose address is, 960 BILL DUKE ROAD, WHITE BLUFF, TENNESSEE 37187, being the highest and best bidder, became the purchaser of said property at and for the sum of EIGHTY FOUR THOUSAND NINE HUNDRED 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 its bid.

NOW, THEREFORE, in consideration of the premises and the payment by DAVID WHITESELL, D/B/A REALTY INVESTMENT SOLUTIONS 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 DAVID WHITESELL, D/B/A REALTY INVESTMENT SOLUTIONS, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in ANTIOCH, COUNTY OF DAVIDSON, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 238 ON THE PLAN OF FOREST VIEW PARK SECTION VIII OF RECORD IN PLAT BOOK 6900, PAGE 633, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 7522, PAGE 905 AND BOOK 7079, PAGE 472, REGISTER'S OFFICE FOR SAID COUNTY.

SUBJECT TO ANY AND ALL ZONING REGULATION, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES.

MELISSA F. BOLING, UNMARRIED, HER HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in BOOK: #8305, PAGE: #251, 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 DAVID WHITESELL, D/B/A REALTY INVESTMENT SOLUTIONS, its successors 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 March 22, 2005 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On March 22, 2005 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: 9-17-08

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
1421 Calais Court
Antioch, TENNESSEE 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
DAVID WHITESELL
D/B/A REALTY INVESTMENT SOLUTIONS
960 BILL DUKE ROAD
WHITE BLUFF, TENNESSEE 37187

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
$84,901.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF March 20 05
Deputy Register