Davidson County DEEDTRS
Recvd: 04/08/05 11:44 2 pg
Fees:13.00 Taxes:152.63

20050408-0038849

Tennessee
Map: #093-13-0-A 402.00 CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated OCTOBER 8, 1999, AND RECORDED IN BOOK: #11701, PAGE: #768, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, GAIL EDWARD MCMILLON, CONVEYED TO RESIDENTIAL TITLE & ESCROW CORP., 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: #20021017-0127802, 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 15, 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 CHRIS THOENY, A MARRIED MAN, whose address is, 1017 16TH AVENUE SOUTH, NASHVILLE, TENNESSEE 37212, being the highest and best bidder, became the purchaser of said property at and for the sum of FORTY ONE THOUSAND TWO HUNDRED FIFTY 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 his bid.

NOW, THEREFORE, in consideration of the premises and the payment by CHRIS THOENY, A MARRIED MAN, 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 CHRIS THOENY, A MARRIED MAN, his heirs 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 402 OF SPENCE MANOR CONDOMINIUMS CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS AMENDED. TENNESSEE CODE ANNOTATED, AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 6794, PAGE 219, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED.

REFERENCE IS HEREBY MADE FOR THE PLAT OF SPENCE MANOR CONDOMINIUMS AS SET FORTH IN EXHIBIT A-2 OF SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

TONY WADE HOLBROOKS, HIS HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20000920-0093572, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

PROPER NOTICE OF THIS SALE HAS BEEN GIVEN TO THE STATE OF TENNESSEE AND THIS SALE IS MADE SUBJECT TO THE REDEMPTION RIGHTS OF THE STATE OF TENNESSEE.

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 CHRIS THOENY, A MARRIED MAN, his heirs 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 15, 2005 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On March 15, 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
11 Music Square East, Unit 402
Nashville, TENNESSEE 37203

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
CHRIS THOENY
1017 16TH AVENUE SOUTH
NASHVILLE, TENNESSEE 37212

Mortgagee: None

This instrument prepared by:
Weiss Spicer, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103
(901) 526-8296

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 41,254.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF April 20 05
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-19-08