Davidson County DEEDTRS
Recvd: 04/26/05 10:15 2 pgs
Fees:13.00 Taxes:259.74
20050426-0046291

Tennessee
Map: #65-13-54

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated JULY 12, 1983, AND RECORDED IN BOOK: #6098, PAGE: #9, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, ROGER N. SHELTON AND WIFE, BRENDA G. SHELTON, CONVEYED TO WARREN H. WILD, JR., 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: #20050308-0025676, 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 April 12, 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 JOHN M. WILSON AND WIFE, CORIE A. WILSON, whose address is, 517 CHERRY POINT, OLD HICKORY, TENNESSEE 37138, being the highest and best bidder, became the purchaser of said property at and for the sum of SEVENTY THOUSAND TWO HUNDRED 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 their bid.

NOW, THEREFORE, in consideration of the premises and the payment by JOHN M. WILSON AND WIFE, CORIE A. WILSON 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 JOHN M. WILSON AND WIFE, CORIE A. WILSON, their heirs and assigns in fee simple forever, the property above mentioned and now further described as being in OLD HICKORY, COUNTY OF DAVIDSON, State of Tennessee, to-wit:

BEING LOT NO. 268 ON THE PLAN OF SHERWOOD FOREST SUBDIVISION, SECTION FOUR, AS OF RECORD IN PLAT BOOK 4460, PAGES 182 AND 183, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION OF SAID LOT.

SUBJECT TO ANY AND ALL EXISTING EASEMENTS OF RECORD.

ROGER N. SHELTON AND WIFE, BRENDA SHELTON, THEIR HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in BOOK: #6098, PAGE: #6, 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 JOHN M. WILSON AND WIFE, CORIE A. WILSON, their 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 April 12, 2005 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On April 12, 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.

Brenda L. Doyle
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
4728 CASCADE DRIVE
OLD HICKORY, TENNESSEE 37138

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
JOHN M. WILSON AND CORIE A. WILSON
517 CHERRY POINT
OLD HICKORY, TENNESSEE 37138

MORTGAGEE: NONE

THIS INSTRUMENT PREPARED BY:
WEISS SPICER, PLLC
ATTORNEYS 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
$ 70,204.00
AFFIANT Corie A. Wilson
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF 4/25 20 05
NOTARY PUBLIC Judy Pedrick
MY COMMISSION EXPIRES 3/25/06

JUDY DEDRICK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN