Davidson County DEEDTRS
Recvd: 05/04/05 15:14 2 pgs
Fees:13.00 Taxes:357.05
20050504-0050135

Tennessee
Map: #75-5-84

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated FEBRUARY 9, 2000, AND RECORDED IN REGISTER'S INSTRUMENT: #200002110014120, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, JOHNNY JONES AND CHIN JONES, CONVEYED TO BRAD TILFORD, 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: #20050323-0031811, 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 26, 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 LORI BUCKNER, A MARRIED PERSON, whose address is, 218 EDGEWATER DRIVE, MOUNT JULIET, TENNESSEE 37122, being the highest and best bidder, became the purchaser of said property at and for the sum of EIGHTY THREE THOUSAND 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 her bid.

NOW, THEREFORE, in consideration of the premises and the payment by LORI BUCKNER, A MARRIED PERSON 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 LORI BUCKNER, A MARRIED PERSON, her heirs and assigns in fee simple forever, the property above mentioned and now further described as being in HERMITAGE, COUNTY OF DAVIDSON, State of Tennessee, to-wit:

BEING LOT NO. 932 ON THE PLAN OF HERMITAGE HILLS - SECTION 8, WHICH IS OF RECORD IN BOOK 3600, PAGE 24, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

JOHNNY JONES AND WIFE, CHIN JONES, THEIR HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #200002110014119, 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 LORI BUCKNER, A MARRIED PERSON, her 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 26, 2005 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On April 26, 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

My Commission Expires: 9-17-08

BRENDA L. DOYLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 9-17-08

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
188 Bonnafield Drive
Hermitage, TENNESSEE 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
LORI BUCKNER, A MARRIED PERSON
218 EDGEWATER DRIVE
MOUNT JULIET, TENNESSEE 37122

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
$_____
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
$ 96,500
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF May 20 05
Deputy Register