Davidson County DEEDTRS
Recvd: 05/12/05 10:52 2 pgs
Fees:13.00 Taxes:196.10
20050512-0053634

Tennessee
Map: #61-7-39

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated SEPTEMBER 29, 1989, AND RECORDED IN BOOK 7952 PAGE 527 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, ABIGAIL PIERCE AND HARRY ROBERT FEENEY, TRANSFERRED TO KEVIN R. DENNIS, A MARRIED PERSON, CONVEYED TO VICKI L. SMITH OR RICHARD SMITH OR BRUCE KLEINSCHMIDT, 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: #20040826-0103512, 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 May 3, 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 JUAN A. REINA AND WIFE, AURA L. REINA, whose address is, 820 BISHOPSGATE ROAD, ANTIOCH, TENNESSEE 37013, being the highest and best bidder, became the purchaser of said property at and for the sum of FIFTY THREE THOUSAND 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 JUAN A. REINA AND WIFE, AURA L. REINA 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 JUAN A. REINA AND WIFE, AURA L. REINA, their 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:

BEING LOT NO. 18, BLOCK J, BROADMOOR, SECTION 2, AS OF RECORD IN BOOK 547, PAGE 174, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS AND SETBACK LINES THAT ARE APPLICABLE TO THE ABOVE DESCRIBED PROPERTY AND OF RECORD; AND TO ALL ZONING AND SUBDIVISION RESTRICTIONS OF THE APPROPRIATE GOVERNMENTAL BODY.

KEVIN R. DENNIS, A MARRIED PERSON, HIS HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20020214-0019699, 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 JUAN A. REINA AND WIFE, AURA L. REINA, 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 May 3, 2005 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On May 3, 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
1005 MALQUIN DRIVE
NASHVILLE, TENNESSEE 37216

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
JUAN A. REINA AND AURA L. REINA
820 BISHOPSGATE ROAD
ANTIOCH, TENNESSEE 37013

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
$ 53,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 12 DAY OF May 20 05
Deputy Register