Davidson County DEEDTRS
Recvd: 05/20/05 13:17 2 pgs
Fees:13.00 Taxes:231.25
20050520-0057194

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6750 Lenox Center Court, Suite 202
Memphis, TN 38115
901-767-5566
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Name: Richard Lee Brown, and Anne Janette Waller Brown
S&K#: 05-0894
Loan#: 143738

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 20, 1998, recorded in Book 10824, Page 449, in the Register's Office of Davidson County, Tennessee, Richard Lee Brown and Anne Janette Waller Brown, husband and wife, assigned Joe M. Kirsch or Denise Griffin as Appointed Trustee 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 Appointed Trustee by Instrument of record in, Instrument Number 200502110053244 in the Register's Office of Davidson County, Tennessee; 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 sale Deed of Trust by which advertisement the sale was appointed to be held on May 11, 2005, at the Davidson County Courthouse in Nashville, Tennessee, at 1 pm; 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 time the said property was struck off and sold to James Roberts whose address is 201 Thompson Lane Ste 200 Nashville TN 37211, at and for the sum of $30,001.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser James Roberts has complied with the terms of the sale by paying into the hands of the undersigned Appointed Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by James Roberts, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Denise Griffin, as Appointed Trustee, does hereby grant, bargain, sell and convey to the said James Roberts, his heir successors 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:

Described property located in Davidson County, Tennessee to wit:

The westerly 1/2 of Lot Number 21, on the map of Keller's Subdivision, according to the map or plat thereof as recorded in Book 421, Page(s) 86, of the Public Records of Davidson County, Tennessee.

This legal description is identical with that in Deed of Trust recorded in Book 10824, Page 449, in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 10824, Page 449, in the Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 5806, Page 452 and Quit Claim Book 5843, Page 620, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto James Roberts, his heir successors and assigns, in fee simple forever, to whom the said Denise Griffin, Appointed Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Appointed Trustee, but not further or otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 62,500

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 20th DAY OF May 20 05

Deputy Register

IN WITNESS WHEREOF, the said Denise Griffin, Appointed Trustee, has hereunto set his hand and seal on the date written below.

Denise Griffin
Appointed Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 11th day of May, 2005, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Denise Griffin, 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.

10/20/05
My commission expires:

TENA R. SINCLAIR NOTARY PUBLIC AT LARGE SHELBY CO., TN
My Comm. Exp. 12-20-05

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $30,001.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the _____, day of _____, 2005.

Notary Public

PROPERTY ADDRESS: 1309 Litton Avenue, Nashville, TN 37216

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
James Roberts
201 Thompson Lane Ste 200
Nashville TN 37211

S & K #:05-0894
Map & Parcel – 072-10-0 035.00

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.