PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6750 Lenox Center Court, Suite 202
Memphis, TN 38115
901-767-5566
Fax: 901-761-5690

Davidson County DEEDTRS
Recvd: 05/24/05 13:42 2 pg
Fees:13.00 Taxes:955.97
20050524-0058601

Name: Jessie C. Tucker, and wife, Mary H. Tucker
S&K#: 05-0650
Loan#: 3020019703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 20, 2002, recorded in Instrument Number 20021206-0150577, in the Register's Office of Davidson County, Tennessee, Jessie C. Tucker and Mary H. Tucker, husband and wife, conveyed to FLMS, Inc., Trustee, 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 Instrument Number 200504220044925, 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 17, 2005, at the Davidson County Courthouse in Nashville, Tennessee, at 1:00 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 L. Deatrick Jr., whose address is 309 Hillview Drive Mt. Juliet, Tennessee 37122, at and for the sum of $258,371.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, James L. Deatrick Jr., has complied with the terms of the sale by paying into the hands of the undersigned Substitute 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 L. Deatrick Jr, the sum of money so paid, $258,371.00, receipt of which is hereby acknowledged, the undersigned, Denise Griffin, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said James L. Deatrick Jr., his heir successors 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:

Described property located in Davidson County, Tennessee, to wit:

A tract of land on the easterly margin of Chandler Road in Davidson County, Tennessee, and described by combining the descriptions of the two adjacent parcels described in the deeds at Book 5082, Page 184 (a 3.83, more or less, tract) and Book 5082, Page 186, (a 3.50, more or less, tract), Register's Office for said County as follows:

Point of beginning, commencing at an iron pin in the easterly right of way margin of Chandler Road, said pin also at the southwest corner for the W.L. Tune tract and thence with the margin of said road in a southerly direction with a curve to the left having a radius of 1431.67 feet a distance of 351.41 feet to an iron pin, the point of beginning of the herein described tract; thence, south 59 degrees 34 minutes 39 seconds east, 690.08 feet to an iron pin in the southwest corner of the S. W. Luhrs Tract; thence, with the Luhrs line south 55 degrees 39 minutes 48 seconds east, 210.0 feet to an iron pin; thence, south 26 degrees 08 minutes 48 seconds west, a total of 337.90 feet (combining the rear line description of said two deeds) to an iron pin; thence, north 60 degrees 53 minutes 48 seconds west 878.85 feet to an iron pin in the eastern right of way of said Chandler Road; thence, with the margin of said road in a northerly direction with a curve to the left having a radius of 2655.32 feet a distance of 141.41 feet to an iron pin; thence, north 22 degrees 45 minutes 47 seconds east, a total of 233.02 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument Number 20021206-0150577, 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 Instrument Number 20021206-0150577, in the Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Instrument Number 20000710006809O, 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 L. Deatrick Jr., his heir successors and assigns, in fee simple forever, to whom the said Denise Griffin, 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.

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

Denise Griffin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~

On the 23rd 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.

12/20/05
My commission expires:

Notary Public

AMANDA D. COLLINS NOTARY PUBLIC AT LARGE SHELBY CO. TN

My Comm. Exp. 12-20-05

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 $258,371.00 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 24th day of May, 2005.

Notary Public

Comm. Exp. 4/28/08

CYNTHIA D. ROACH NOTARY PUBLIC AT LARGE WILSON CO. TENN.

PROPERTY ADDRESS: 4517 Chandler Road, Hermitage, TN 37076

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
James L. Deatrick Jr.
309 Hillview Drive
Mt. Juliet, Tennessee 37122

S & K #:05-0650
Map & Parcel – 75-113.00

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