PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
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Memphis, TN 38115
901-767-5566
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Davidson County DEEDTRS
Recvd: 06/06/05 11:45 2 pg
Fees:13.00 Taxes:340.40
20050606-0064070

Name: Alice O. Chatman,
S&K#: 04-1477
Loan#: 0000817852

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 30, 1985, recorded in Book 6645, Page 29, in the Register's Office of Davidson County, Tennessee, Maxie Patton (loan assumed by present owner), conveyed to Attorneys Title Company, 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 20050531-0060805 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 27, 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 Keith Logan and Beth Logan, whose address is 237 Circle View Drive Franklin, Tennessee 37067, at and for the sum of $77,500.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser Keith Logan and Beth Logan, 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 Keith Logan and Beth Logan, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Denise Griffin, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Keith Logan and Beth Logan, their heirs successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to-wit:

Described Property located in Davidson County, Tennessee to wit:

Lot Number 41B, on the Plan of Hickory Park Villas, Section Three, Zone Lot Division, Lots 41 through 47, as of record in Book 6250, Page 591, in the Register's Office for said County, to which plan reference is hereby made for a more complete description.

This legal description is identical with that in Deed of Trust recorded in Book 6645, Page 29, 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 6645, Page 29, in the Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Quit Claim Book 9698, Page 895, 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 Keith Logan and Beth Logan, their heirs 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 27th 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.

JANA R. SINCLAIR NOTARY PUBLIC AT LARGE SHELBY CO., TN

12/20/05
My commission expires:

Notary Public

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 $77,500.00 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: 1327 Hickory Park Court, Antioch, TN 37013

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Keith Logan and Beth Logan
237 Circle View Drive
Franklin, Tennessee 37067

S & K #:04-1477
Map & Parcel – 162-16-0-100.00

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 12,000
Beth R Logan
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE ____ DAY OF _____ 20_____

Deputy Register