Davidson County DEEDTRS
Recvd: 06/21/05 12:23 3 pg
Fees:18.00 Taxes:74.00
20050621-0071035

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 20,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 21 DAY OF June 20 05
Deputy Register

This instrument prepared by:
Roy C. DeSha, Jr.
Attorney at Law
1106 Eighteenth Avenue South
Nashville, Tennessee 37212

Address New Owners:	Send Tax Bills To:	Map/Parcel
James Roberts	James Roberts	082 02 0 031.00
201 Thompson Lane #200	201 Thompson Lane #200	
Nashville, TN 37211	Nashville, TN 37211	

TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated July 19, 1994, executed by William Curtis to Martha Cone Beck, Trustee, and of record as Book 9413, Page 590, Register's Office for Davidson County, Tennessee, the said William Curtis, conveyed to the said Trustee the there within described real property to secure the payment of the indebtedness described therein; and

WHEREAS, by appointment of Successor Trustee of record in Instrument No. 20050519-0056451, Register's Office for Davidson County, Tennessee, the lawful holder and owner of the above-described Deed of Trust appointed Roy C. DeSha, Jr. and his authorized agent as Successor Trustee under said Deed of Trust; and

WHEREAS, default was made in the payment of said indebtedness and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand upon me, Roy C. DeSha, Jr., Successor Trustee, to exercise the power of sale contained in said Deed of Trust; and

WHEREAS, I caused said property to be advertised in the Nashville Record, a newspaper published in Davidson County, Tennessee, once each week for three (3) consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 12:30PM on Monday, June 20, 2005, at the front door of the Register of Deeds Office at Gaylord Entertainment Center, 501

Broadway, Nashville, Tennessee, for cash; and

WHEREAS, the highest, last and best bid received was in the amount of $10,100.00, cash, subject to prior liens and encumbrances, said offer and bid having been made by James Roberts;

NOW, THEREFORE, in consideration of said sum, I, Roy C. DeSha, Jr., Successor Trustee, have bargained and sold and by these presents do transfer and convey to the said James Roberts a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

BEING LOT NO. 19 ON THE MAP OF THE SUBDIVISION OF THE LANDS OF MARY R. BROWN HEIRS, AS OF RECORD IN BOOK 314, PAGES 440 AND 441, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHEASTERLY MARGIN OF WHITES CREEK PIKE AT THE CORNER OF LOTS NOS. 19 AND 20; THENCE, WITH SAID PIKE, NORTHWESTWARDLY 85 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, EASTWARDLY 125 FEET TO THE CORNER OF LOTS NOS. 19 AND 20; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWESTWARDLY 93 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM CURTIS BY DEED FROM MARY S. ATKINSON CHRISTIAN AND TOYE CHRISTIAN OF RECORD IN BOOK 9413, PAGE 587, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 1013 Whites Creek Pike Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD, said tract(s) or parcel(s) of land, with the appurtenances, estate, title and interest thereto belonging to the said James Roberts, his heirs and assigns, forever.

This conveyance is made by me as Successor Trustee of all my right, title and interest in the property as described in the within above-referenced Deed of Trust, without warranty of any kind, and no further or otherwise.

WITNESS my hand this 20th day of June, 2005.

Roy C. DeSha, Jr., Successor Trustee

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy C. DeSha, Jr., Successor Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of June, 2005.

LANE OWENS WHITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

Lane Owens White
Notary Public

My Commission Expires: 01-27-07

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is [redacted].

Affiant

Subscribed and sworn to before me this 20th day of June, 2005.

LANE OWENS WHITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

Lane Owens White
Notary Public

My Commission Expires: 01-27-07