Davidson County DEEDTRS
Recvd: 07/22/05 16:15 4 pgs
Fees:23.00 Taxes:370.00

20050722-0085798

This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

INST. NO. 20020228-0025588

Responsible Taxpayer and Property Owner:
Tax Parcel No. 1400065

Name: Sharon G. Holt Address:3039 Freeman Hollow Rd.
Goodlettsville, TN 37072

Common Description: 7158 Douglass Rd.
Joelton, TN 37080
Legal Description:See Exhibit "A"

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $58,250.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Philip M. Kleinsmith, Trustee

Sworn to and subscribed before me,
by Philip M. Kleinsmith, Trustee,
this 15th day of July, 2005

Notary Public
My Commission Expires: 12/08/07.

REBECCA CARTER NOTARY PUBLIC STATE OF COLORADO
MY COMMISSION EXPIRES 12/08/2007

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under that Deed of Trust executed by **Charles W. Reynolds and Roberta L. McReynolds** dated **2/26/2002** and recorded **2/28/2002** at Instrument No.**20020228-0025588**, Register's Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the

order of **The Secretary of Veteran Affairs, an Officer of the United States of America** default having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Thursday, **July 14, 2005** at 10:00 a.m. pursuant to the advertisement published in the **Nashville Record News** and sent by mail to the Debtor and lienors of record, offer for sale, at **Front Steps of Old Ben West Library Building, 225 Polk Avenue, Nashville** , TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **Sharon G. Holt** became the highest and best bidder(s) at and for the sum of **$58,250.00** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **Sharon G. Holt,** Grantee, the following described real estate, to wit:

See attached Exhibit "A"

To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the

covenants and warranties contained in the Deed of Trust recorded at Inst. No. **20020228-0025588**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 15th day of July, 2005.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Rebecca Carter, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

Witness my hand this the 15th day of July, 2005.

REBECCA CARTER NOTARY PUBLIC STATE OF COLORADO

Rebecca Carter
Notary Public

My Commission Expires: 12/08/07.

MY COMMISSION EXPIRES
12/08/2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$100,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 22 DAY OF Jul 2005
Deputy Register

ADDENDUM "A"

Land in Davidson County, Tennessee, being Lot No. 27 on the division of Bidwell Property in the 14th Civil District of said County, described according to a map made by Hickerson Engineers, dated May 30, 1966, as follows:

Said Lot fronts 149 feet on the East side of Douglas Road and extends back 710 feet on the North line and 572 feet on the South line to a dead line in the rear measures 200 feet.

RESTRICTIONS;

1. Restrictive Covenants of record in Book 4360, Page 68, in the Register's Office of Davidson County, Tennessee.

2. Easements if record in Book 2274, Page 58, Book 2745, Page 286, and Book 3610, Page 12, Register's Office for Davidson County, Tennessee.