Davidson County DEEDTRS
Recvd: 08/18/05 12:33 4 pgs
Fees:23.00 Taxes:242.91
20050818-0098474

THIS INSTRUMENT PREPARED BY:
William T. Hill, Attorney at Law
AmSouth Center
315 Deaderick Street, Suite 1230
Nashville, Tennessee 37238-1230

SUBSTITUTE TRUSTEE'S DEED

Address New Owner and Send Tax Bills To:

RJ Rentals, a Tennessee General Partnership
consisting of Rex Creviston and William Baucom
557 Sam Ridley Parkway
Smyrna, TN 37167

Map-Parcel Numbers:

044-13-0 039.00

WHEREAS, Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Charlotte Marie McCrary, to Arnold M. Weiss, Trustee, dated the 8th day of November, 1999 and being of record in Book 11756, page 395, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof, JP Morgan Chase as successor by merger of Bank One, N.A.

WHEREAS, Appointment of Substitute Trustee having been duly executed by the holder of the note and beneficiary of said Deed of Trust, Appointment of Substitute Trustee being of record in Instrument No. 20050812-0095699, the Register of Deed's Office, Davidson County, Nashville, Tennessee, and appointing William Timothy Hill as Substitute Trustee.

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock noon (12:00 noon), August 12, 2005, at the Register of Deeds Office, Gaylord Entertainment Center, 501 Broadway, Davidson County, Nashville, Tennessee, when and where RJ Rentals, a Tennessee General Partnership consisting of Rex Creviston and William Baucom ("Grantee"), became the last and highest bidder at the price of Sixty-five Thousand Six Hundred Fifty and 00/100 Dollars ($65,650.00).

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of

which are acknowledged, William Timothy Hill, Substitute Trustee, hereby conveys the Property described hereto in Exhibit "A", to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

William Timothy Hill, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 17th day of August, 2005.

William Timothy Hill, as
Substitute Trustee and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named William Timothy Hill, Substitute Trustee, 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 contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of August, 2005.

PHYLLIS GAYLE ASHBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

Notary Public

My commission expires: May 28, 2006

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $65,650.00.

Affiant

Subscribed and sworn to before me this 17th day of August, 2005.

PHYLLIS GAYLE ASHBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

Notary Public

My commission expires: May 28, 2006

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Lot No. 9 on the Map of the Knoll Subdivision, of record in Book 2330, page 94, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northeasterly margin of Bettie Drive, at the common corner of Lots Nos. 8 and 9; thence northeasterly with the line between said two lots, 120.6 feet to a common corner of Lots No. 8, 9 and 6; thence southeasterly with the line between said Lots Nos. 6 and 9, 100.0 feet to a point in the northeasterly margin of Claudia Drive; thence with the margin of said Drive, southwesterly 95.5 feet to a point; thence around a curve, westerly 39.27 feet to appoint in the northeasterly margin of Bettie Drive; thence with the margin of said drive, westerly 75.0 feet to the point of beginning.

BEING the same property conveyed to Charlotte Marie McCrary by deed from Edwin Garrett Crowley dated October 15, 1982of record in Book 5950, page 813, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 116 Claudia Dr., Old Hickory, TN 37138.

NOTICE OF FORECLOSURE
AND SUBSTITUTE TRUSTEE'S SALE

Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Charlotte Marie McCrary, to Arnold M. Weiss, Trustee, dated the 8th day of November, 1999 and being of record in Book 11756, page 395, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof, JP Morgan Chase as successor by merger of Bank One, N.A. Appointment of Substitute Trustee having been duly executed by the holder of the note and beneficiary of said Deed of Trust, and appointing William Timothy Hill as Substitute Trustee.

NOW, THEREFORE, I, William Timothy Hill, Trustee, pursuant to the said Deed of Trust, having been requested by the owner and holder of said indebtedness so to do, by virtue of the authority and power vested in me by said deed of trust and appointing of Substitute Trustee will on the 12th day of August 2005, at 12:00 noon, on the front door of the Register of Deeds Office, 501 Broadway, Gaylord Entertainment Center, Nashville, Davidson County, Tennessee, sell at public outcry to the highest bidder for cash (or credit upon the indebtedness secured, if the holder is the successful purchaser) the following described property located in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Lot No. 9 on the Map of the Knoll Subdivision, of record in Book 2330, page 94, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northeasterly margin of Bettie Drive, at the common corner of Lots Nos. 8 and 9; thence northeasterly with the line between said two lots, 120.6 feet to a common corner of Lots No. 8, 9 and 6; thence southeasterly with the line between said Lots Nos. 6 and 9, 100.0 feet to a point in the northeasterly margin of Claudia Drive; thence with the margin of said Drive, southwesterly 95.5 feet to a point; thence around a curve, westerly 39.27 feet to appoint in the northeasterly margin of Bettie Drive; thence with the margin of said drive, westerly 75.0 feet to the point of beginning.

BEING the same property conveyed to Charlotte Marie McCrary by deed from Edwin Garrett Crowley dated October 15, 1982of record in Book 5950, page 813, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 116 Claudia Dr., Old Hickory, TN 37138.

If there is any discrepancy with the street address, the legal description will control.

The sale is subject to liens, easements, encumbrances, property tax and other matters, if any, which are prior in right to the lien of the deed of trust subject of this foreclosure and declared to be in default by the lawful holder thereof.

The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. If the highest bidder cannot pay the bid within twenty-four (24) hours of the sale, the next highest bidder will be deemed the successful bidder.

This is an attempt to collect a debt and any information obtained will be used for that purpose.

Other interested parties: The Chase Manhattan Bank

This 19th day of July, 2005.

William Timothy Hill, Substitute Trustee

Insertion Dates:

7/21/05 – 7/28/05 – 8/4/05