Davidson County DEEDTRS
Recvd: 08/24/05 14:23 2 pgs
Fees:13.00 Taxes:185.00

20050824-0101101

Tennessee
Map: #94-1-400

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated FEBRUARY 18, 2000, AND RECORDED IN REGISTER'S INSTRUMENT: #200002280019016, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DANNY JONES AND PEGGY SUE COOPER JONES, HUSBAND AND WIFE, CONVEYED TO NATIONAL LENDING CENTER TILT, INC., TRUSTEE(S), 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 REGISTER'S INSTRUMENT: #20050720-0084181, in the Register's Office of said County; 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 said Deed of Trust by which advertisement the sale was appointed to be held on August 16, 2005, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Gaylord Entertainment Center of Davidson County, Tennessee; 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 sale SHELIA F. TIDWELL AND CONNIE M. WILLIAMS, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, whose address is, P.O. BOX 291985, NASHVILLE, TENNESSEE 37229-1985, being the highest and best bidder, became the purchaser of said property at and for the sum of FIFTY THOUSAND DOLLARS AND 00/100; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of their bid.

NOW, THEREFORE, in consideration of the premises and the payment by SHELIA F. TIDWELL AND CONNIE M. WILLIAMS, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said SHELIA F. TIDWELL AND CONNIE M. WILLIAMS, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, their heirs and assigns in fee simple forever, the property above mentioned and now further described as being in NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, to-wit:

BEING LOT: #99, ON THE MAP OF SHELBY VILLAGE NO. TWO AS OF RECORD IN BOOK: #1835, PAGE: #48, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT: #99, FRONTS 44.8 FEET ON THE NORTHWESTERLY SIDE OF SEVIER COURT AND RUNS BACK BETWEEN LINES, 183.8 FEET ON THE SOUTHWESTERLY LINE AND 134.0 FEET ON THE EASTERLY LINE TO AN ALLEY, MEASURING 104.0 FEET THEREON.

SUBJECT TO SUCH LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

DANNY JONES AND WIFE, PEGGY SUE (COOPER) JONES, THEIR HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20000204-0011901, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

Proper notice of this sale has been given to the State of Tennessee and this sale is made subject to the redemption rights of the State of Tennessee.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto SHELIA F. TIDWELL AND CONNIE M. WILLIAMS, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, their heirs and assigns in fee simple forever, to whom the said Arnold M. Weiss, 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.

Whenever used, the singular number shall include the plural, the **plural the singular, the use of any gender shall be applicable to all genders.**

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on August 16, 2005 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On August 16, 2005 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss 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.

NOTARY PUBLIC

BRENDA L. DOYLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 9-17-08

MY COMMISSION EXPIRES: 9-17-08

STATE TAX $
CLERK'S FEE $

TOTAL $

PROPERTY ADDRESS
1506 SEVIER COURT
NASHVILLE, TENNESSEE 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
SHELIA F. TIDWELL AND CONNIE M. WILLIAMS
P.O. BOX 291985
NASHVILLE, TENNESSEE 37229-1985

MORTGAGEE: NONE

THIS INSTRUMENT PREPARED BY:
WEISS SPICER, PLLC
ATTORNEYS AT LAW
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103
(901) 526-8296

RETURN TO:→

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ _____
AFFIANT _____
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF _____ 20 _____
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 50,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF Aug 20 05
Deputy Register