SEND TAX BILLS TO AND
NEW PROPERTY OWNER IS:
TERESA O. CALLIS, STEVEN THOMAS
CALLIS, JR. AND CONNIE C. YOUNG
650 Briarleigh Way
Woodstock, GA 30189

THIS INSTRUMENT PREPARED BY
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP AND PARCEL 083-05-0162.00 4.00

TRUSTEE'S DEED

THIS INSTRUMENT made and entered into on this the 23rd day of September, 2005 by and between PHILIP KELLY, SUBSTITUTE TRUSTEE, PARTY OF THE FIRST PART, and TERESA O. CALLIS, STEVEN THOMAS CALLIS, JR. AND CONNIE C. YOUNG OF THE SECOND PART;

Davidson County DEEDTRS
Recvd: 09/23/05 10:20 3 pgs
Fees:18.00 Taxes:145.80
20050923-0114327

WITNESSETH:

WHEREAS, EVOYNNE C. SANDERS AND JOHN A. DUNN, by a Deed of Trust dated the 29th day of August, 1992, of record in Book 8753, page 172, in the Register's Office of Davidson County, Tennessee, conveyed to LARRY CRAIG, Trustee, an interest in and to the hereinafter described property to secure the payment of a Promissory Note described in said Deed of Trust, which Note is presently held and owned by STEVE CALLIS AND MARJORIE McHALE; and

WHEREAS, Philip C. Kelly was appointed Substitute Trustee as evidenced by Appointment of Substitute Trustee of record in Instrument No. 20050815-0096027, in said Register's Office; and

WHEREAS, default was made in the payment of said note, holder thereof having directed the PARTY OF THE FIRST PART to sell said property as provided by said trust deed; the PARTY OF THE FIRST PART, did, by publication in the THE NASHVILLE RECORD advertise said property to be sold on this date, and pursuant to said publication, on this date, during legal hours, the PARTY OF THE FIRST PART offered said property for sale on the premises, after receiving competitive bids, sold said property to TERESA O. CALLIS, a one-fourth undivided interest, STEVEN THOMAS CALLIS, JR., a one-eighth undivided interest and CONNIE C. YOUNG, a one-eighth undivided interest, their heirs and assigns, at the sum of THIRTY-NINE THOUSAND FOUR HUNDRED SIX AND 54/100 ($39,406.54) DOLLARS, this being the highest, last and best bid.

NOW, THEREFORE, THIS DEED WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum of THIRTY-NINE THOUSAND FOUR HUNDRED SIX AND 54/100 ($39,406.54) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, the PARTY OF THE FIRST PART has this day bargained and sold and does hereby sell, transfer and convey unto TERESA O. CALLIS, a one-fourth undivided interest, STEVEN THOMAS CALLIS, JR., a one-eighth undivided interest and CONNIE C. YOUNG, a one-eighth undivided interest, their heirs and assigns, the following described tract or parcel of land, as follows:

Situated in Davidson County, Tennessee, and bounded and described as follows:

BEING the southerly 150 feet of Lot No. 8 on the plan of the D. H. Bailey property, a plan of which is of record in Book 421, page 65, Register's Office of Davidson County, Tennessee, and described as follows:

BEGINNING on the northerly margin of Mansfield Avenue at the corner of Lots Nos. 7 and 8 on said plan; thence northwardly with the line between said two lots 150 feet to the southerly margin of an alley; thence westwardly with said alley 50 feet to the easterly line of Lot No. 9; thence with said alley 50 feet to the easterly line of Lot No. 9; thence with said line southwardly 150 feet to the northerly line of said Avenue; thence with the northerly margin of said Avenue eastwardly 50 feet to the beginning.

Being the same property conveyed to Evoynne C. Sanders and John A. Dunn, unmarried persons by deed from Steve Callis and Marjorie McHale dated August 29, 1992 and of record in Book 8753, page 169, Register's Office of Davidson County, Tennessee.

By Deed In Lieu of Foreclosure dated August 2, 2005 and of record as Instrument No. 20050803-0091081, said Register's Office, Evoynne C. Sanders conveyed her one-half undivided interest to Teresa O. Callis, Steven Thomas Callis, Sr. And Connie C. Sanders.

The address of the above described property is 1023 Mansfield Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said TERESA O. CALLIS, a one-fourth undivided interest, STEVEN THOMAS CALLIS, JR., a one-eighth undivided interest and CONNIE C. YOUNG, a one-eighth undivided interest, their heirs and assigns, in fee simple forever, and in bar of all right or equity or redemption.

AND PARTY OF THE FIRST PART as TRUSTEE, does hereby transfer, assign, and set over unto the PARTIES OF THE SECOND PART all of the covenants and warranties contained in the aforesaid deed of trust and does hereby warrant the title as fully as he is authorized to do as SUBSTITUTE TRUSTEE, but no further or otherwise. Subject to any and all unpaid taxes that may be a lien against the property and any and all other liens or other rights which take priority over the Deed of Trust upon which this foreclosure sale is had.

WITNESS my hand this the 23rd day of September, 2005.

PHILIP KELLY, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHILIP KELLY, SUBSTITUTE 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 office on this the 23rd day of September, 2005.

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 7-21-2008

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/21/08

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $39,406.54, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 23rd day of September, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$39,406.54
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF Sept 20 05
Deputy Register