PREPARED BY AND RETURN TO:
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Memphis, TN 38119
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Davidson County DEEDTRS
Recvd: 12/05/05 10:26 2 pg
Fees:13.00 Taxes:559.07

20051205-0145639

Name: Michelle B. Marrs (Deceased),
S&K#: 05-2656
Loan#: 1170018171

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 3, 1999, recorded in Book 11375, Page 990, in the Register's Office of Davidson County, Tennessee, Michelle B. Marrs, a single person, conveyed to Southeast Title of Tennessee, Inc., Trustee, 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 Instrument 20051104-0133752, in the Register's Office of Davidson County, Tennessee; 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 sale Deed of Trust by which advertisement the sale was appointed to be held on November 21, 2005, at the Davidson County Courthouse in Nashville, Tennessee, at 1:00 pm; 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 time the said property was struck off and sold to Jack Davis Jr., whose address is 1120 Springfield Hwy Goodlettsville Tennessee 37072, at and for the sum of $151,100.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Jack Davis Jr., has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Jack Davis Jr., the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Denise Griffin, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Jack Davis Jr., his heir successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 204 on the Plan of Hickory Woods Estate, Section "C", of record in Plat Book 6900 at Page 885 thru 887, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This legal description is identical with that in Deed of Trust recorded in Book 11375, Page 990, in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 11375, Page 990, in the Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Will Document Number 05P-510, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Jack Davis Jr., his heir successors and assigns, in fee simple forever, to whom the said Denise Griffin, 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.

IN WITNESS WHEREOF, the said Denise Griffin, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Denise Griffin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 21st day of NOV, 2005, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Denise Griffin, 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.

JENNIFER R. SINCLAIR NOTARY PUBLIC LARGE SHELBY CO. TN

WITNESS my hand and Notarial Seal at Office the day and year above written.

12/20/05
My commission expires:

My Comm. Exp. 12-20-05

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $151,100.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jack Davis Jr.
Affiant

Subscribed and sworn to before me on the 5th, day of December, 2005.

Notary Public

WILLIAM V. BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

PROPERTY ADDRESS: 5017 Singing Hills Drive, Antioch, TN 37013

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Jack Davis Jr.
1120 Springfield Hwy
Goodlettsville Tennessee 37072

S & K #:05-2656
Map & Parcel – 176-5-B-109CO

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.