THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

M. NORRIS JENKINS

Map 60-8
Parcel 30.02

Substitute Trustee

SUBSTITUTE TRUSTEE'S DEED

Address New Owner:
Send Tax Bills To:

Hessamedin Mohammadkhah
5306 Wessex Drive
Nashville, TN 37211

Davidson County DEEDTRS
Recvd: 12/20/05 15:17 3 pgs
Fees:18.00 Taxes:56.78
20051220-0152658

WHEREAS, by Deed of Trust executed September 1, 1994, and recorded in Book 9484, page 189, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Weyman Massey and wife, Mary Massey (Mortgagors) to C. Edward Coomer, Trustee, to secure payment of a promissory note of the same date as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note was not paid when due the lawful holder of said note was authorized to declare the whole of said note immediately due and payable and to sell said real property at auction for cash to the highest bidder free from all rights and claims of said Mortgagor, his heirs, administrators, successors or assigns, after advertising the time and place of said sale; and

WHEREAS, said Deed of Trust further provides that in the event said Trustee was unable to act and serve as Trustee, that the holder of said note was authorized to appoint a Substitute Trustee; and

WHEREAS, L. Hollis Bratcher and wife, Juanita Bratcher, are the owners and holders of said note and Deed of Trust by virtue of the instrument recorded in Book 9484, page 189, Register's Office of said County; and

WHEREAS, L. Hollis Bratcher and wife, Juanita Bratcher did appoint M. Norris Jenkins as Substitute Trustee by instrument of record in Instrument No. 20051013-0123429 Register's Office for said County, vesting in said Substitute Trustee all of the rights, powers and privileges of the original Trustee; and

WHEREAS, default did occur in the payment of said indebtedness, the whole of said indebtedness was declared immediately due and payable and notice was given by publication in a newspaper of general circulation in said County, that the property would be sold at the outside door of the Register of Deeds Office, 501 Broadway, Suite 501, Gaylord Entertainment Center, Nashville, TN, on Monday, December 19, 2005, at 11:00 a.m., for the highest and best bid for cash; and

WHEREAS, the sale was conducted at the time and place as advertised and Hessamedin Mohammadkhah was the highest and best bidder for cash, said bid being in the amount of $15,345.00;

NOW THEREFORE, I, M. Norris Jenkins, Substitute Trustee, by virtue of the authority vested in me and pursuant to the terms of said Deed of Trust, have this day bargained and sold and do by these presents transfer and convey to Hessamedin Mohammadkhah, his heirs and assigns forever, that certain land described as follows:

HESSAMEDIN MohammadKhah AKA HESSAMDDIN H MoHAMMADKHAH

Land in Davidson County, Tennessee, being the northerly 40' of the easterly 200' of Lot No. 6 on the Map of E. A. Lindsley's Subdivision on Dickerson Road, as of record in Book 547, page 144, Register's Office for said County.

Said part of Lot No. 6 fronts 40' on the westerly side of Hillside Drive and extends back between parallel lines 200' to a fence line measuring 40' thereon.

Being the same property conveyed to Weyman Massey and wife, Mary Massey by deed from Hollis Bratcher and wife, Juanita Bratcher of record in Book 9484, page 186, Register's Office for Davidson County, Tennessee

This is improved property at 3046 Hillside Road, Nashville, TN 37207.

It is the intention and purpose of M. Norris Jenkins, Substitute Trustee, to convey the above described property with all of the covenants and warranties which he is authorized to make as such Substitute Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Substitute Trustee and not individually. This sale is in accordance with the Federal Housing and Community Development Act of 1987, Section 569 Sub(2)(B) and there is no right of redemption in the mortgagor or any other person.

IN WITNESS WHEREOF, I, M. Norris Jenkins, Substitute Trustee, have executed this deed of conveyance this 19th day of December, 2005, by subscribing hereto my official signature.

M. NORRIS JENKINS

Substitute Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, M. Norris Jenkins, Substitute Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 19th day of December, 2005, at Nashville, Tennessee.

My Commission Expires:
3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $15,345.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 19th day of December, 2005, at Nashville, Tennessee.

My Commission Expires:
3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC