Davidson County DEEDTRS
Recvd: 12/27/05 12:52 2 pgs
Fees:13.00 Taxes:264.55
20051227-0153920

Tennessee
Map: #94-2-136

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by DEED OF TRUST DATED FEBRUARY 22, 2001, AND RECORDED IN REGISTER'S INSTRUMENT: #20010305-0020362, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, ROBERT RASMUSSEN AND SPOUSE, VERA D. RASMUSSEN, CONVEYED TO MICHAEL T. BATES, 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: #20051117-0139089, 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 December 13, 2005, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Gaylord Entertainment Center of the Courthouse 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 TIDWELL AND CONNIE WILLIAMS AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, whose address is, 1941 OMOHUNDRO DRIVE, NASHVILLE, TENNESSEE 37210, being the highest and best bidder, became the purchaser of said property at and for the sum of SEVENTY ONE THOUSAND FIVE HUNDRED 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 TIDWELL AND CONNIE WILLIAMS AS JOINT TENANTS WITH RIGHT 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 TIDWELL AND CONNIE WILLIAMS, NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND UNTO 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: #45, ON THE PLAN OF UNITED ELECTRIC RAILWAY COMPANY'S ADDITION, AS OF RECORD IN BOOK 161, PAGE 8, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT: #45 FRONTS 50 FEET ON THE NORTHERLY SIDE OF ELECTRIC AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE WESTERLY MARGIN OF SOUTH 19TH STREET, 150 FEET TO AN ALLEY.

ROBERT L. RASMUSSEN, JR., AND WIFE, VERA D. RASMUSSEN, THEIR HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in BOOK: #10349, PAGE: #609, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

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 TIDWELL AND CONNIE WILLIAMS, NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND UNTO 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 December 13, 2005 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On December 13, 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
1815 ELECTRIC AVENUE
NASHVILLE, TENNESSEE 37206

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

MORTGAGEE: NONE

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

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 71,500.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF December 20 05
NOTARY PUBLIC
MY COMMISSION EXPIRES