Tennessee
Map # 43-10-93

Davidson County DEEDTRS
Recvd: 01/27/06 10:08 2 pgs
Fees:13.00 Taxes:203.50
20060127-0010505

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 16, 1987, and recorded in Book 7429 Page 440 in the Register's Office of Davidson County, Tennessee, John M. Hooper and wife Teresa D. Hooper, and Kenneth Ray Johnson and wife, Anna W. Johnson, conveyed to David J. Guilford, 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 Instrument No. 20010807-0084331 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 January 17, 2006, 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 John W. Williams and L. Pearl Williams Revocable Living Trust, whose address is 1201 Genelle Drive, Goodlettsville, Tennessee 37072, being the highest and best bidder, became the purchaser of said property at and for the sum of Fifty-five Thousand and no/100 Dollars; 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 John W. Williams and L. Pearl Williams Revocable Living Trust 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 John W. Williams and L. Pearl Williams Revocable Living Trust, their successors and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 252 on the Plan of Madison Park, Section 8, as of record in Book 4300, page 117, Register's Office for said County. Said Lot No. 252 fronts 65 feet on the southerly margin of Becklea Drive and extends back between parallel lines 141 feet on the east line and 140.8 feet on the west line to a line in the rear measuring 65 feet thereon.
THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

John M. Hooper and wife, Teresa D. Hooper; and Kenneth Ray Johnson and wife, Anna W. Johnson, their heirs and assigns, obtained title to the above referenced real estate by Deed of record in Book 7429, Page 437, 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 John W. Williams and L. Pearl Williams Revocable Living Trust, their successors 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 January 17, 2006 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 17, 2006 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

DIXIE CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 9-30-08

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
193 Becklea Drive,
Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

John W. Williams and L. Pearl Williams
1201 Genelle Drive
Goodlettsville, TN 37072

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 $55,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, January 27, 2006
NOTARY PUBLIC
MY COMMISSION EXPIRES