Box 10-B

Davidson County DEEDTRS
Recvd: 02/21/06 15:05 2 pgs
Fees:13.00 Taxes:205.35
20060221-0020272

Tennessee
Map: #043.05-0-204.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by DEED OF TRUST DATED FEBRUARY 13, 2003, AND RECORDED IN REGISTER'S INSTRUMENT NO. 20030221-0023279 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, JOSE A. GRANADOS, AND WIFE, CONVEYED TO DAVID W. MCMACKIN, 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: #20050719-0083655, 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 February 7, 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 FRED R. BRACEY AND WIFE, SHERYL G. BRACEY, whose address is, 112 CHOCTAW DRIVE, HENDERSONVILLE, TENNESSEE 37075, being the highest and best bidder, became the purchaser of said property at and for the sum of FIFTY FIVE THOUSAND FIVE HUNDRED ONE 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 FRED R. BRACEY AND WIFE, SHERYL G. BRACEY of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, VALERIE ANN SPICER, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said FRED R. BRACEY AND WIFE, SHERYL G. BRACEY, their heirs 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. 16 BLOCK B, ON THE MAP OF OVERLOOK ESTATES, OF RECORD IN BOOK 843, PAGE 105, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 16 FRONTS 50 FEET ON THE NORTHERLY SIDE OF WILEY STREET AND RUNS BACK BETWEEN LINES 135 FEET TO A DEAD LINE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

JOSE GRANADOS AND WIFE, IDA GRANADOS (TO BE HELD AS JOINT TENANCY WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON), THEIR HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20030221-0023278, 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 FRED R. BRACEY AND WIFE, SHERYL G. BRACEY, their heirs and assigns in fee simple forever, to whom the said VALERIE ANN SPICER, 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 VALERIE ANN SPICER, Substitute Trustee, has on February 7, 2006 hereunto set his hand and seal.

VALERIE ANN SPICER, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On February 7, 2006 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared VALERIE ANN SPICER 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
225 WILEY STREET
MADISON, TENNESSEE 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
FRED R. BRACEY AND SHERYL G. BRACEY
112 CHOCTAW DRIVE
HENDERSONVILLE, TENNESSEE 37075

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
$ 55,501.00
AFFIANT X
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF February 2006
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/22/07

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN