Davidson County DEEDTRS
Recvd: 02/23/06 08:14 2 pgs
Fees:13.00 Taxes:255.30
20060223-0020987

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679

ADDRESS NEW OWNER:
Glenn T. Tidwell
351 Strasser Drive
Nashville TN 37211

SEND TAX BILL:
Owner

MAP AND PARCEL:
MAP: 75-11
PARCEL: 194.00

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 7th day of February, 2006, by and between Harold Reeves, Substitute Trustee, party of the first part, and Glenn T. Tidwell, party of the second part.

WITNESSETH:

WHEREAS, by Deed of Trust of record in INST: 20020904-0107090, Register's Office for Davidson County, Tennessee, Sharon Benson, unmarried conveyed certain property described herein to Victor Hazelwood, Trustee, to secure the payment of a mortgage payable to Glenn T. Tidwell, and;

Whereas Harold Reeves was appointed Substitute Trustee of record in INST: 20060103-0000033, said Register's Office.

WHEREAS, default was made in the payment of said mortgage, and the holder thereof has directed first party to advertise and sell said indebtedness and the cost of foreclosure, in accordance with the terms and provisions of said mortgage and Deed of Trust; and

WHEREAS, first party did advertise said property for sale in accordance with the terms of said Deed of Trust, notices of the time and place of said sale being published in the Nashville Record, as prescribed by law: and

WHEREAS, pursuant to said notices, first party did offer said property for sale at the Front Door of the Courthouse in Nashville, Tennessee, on this the 2nd day of February, 2006, and Glenn T. Tidwell, party of the second part, being the highest and best bidder thereof, became the said purchaser of said property at and for the sum of $69,000.00.

NOW, therefore, in consideration of the premises, first party has this day bargained and sold, and does hereby transfer and convey unto the party of the second part, the said Glenn T. Tidwell, his heirs and assigns, the following real estated located in Davidson County, Tennessee, to wit:

> BEING Lot No. 9A, Zone Lot Division of Lots 4 through 17, on the Map of the Meadows of Tulip Grove, Section One, of record in Plat Book 5200, Page 612, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Sharon Benson, by deed from Glenn T. Tidwell

of record in INST: 20020904-0107089, Register's Office for Davidson County, Tennessee.

This property is also known as 806 Bradley Place, HERMITAGE TN 37076

To have and to hold the aforesaid real estate into said second party, their heirs and assigns, forever and in bar of equity of redemption, homestead, dower and all other exemption of every kind which were waived.

AND I, Harold Reeves, Trustee, do further covenant and bind myself, my successors and representatives, do warrant and defend title to the said land only as such title coming through me to the said second party, their heirs and assigns, against the lawful claims of persons whomsoever, except all property taxes for 2003, 2004, and 2005, due and payable, easements, building lines and restrictions of record in said Register's Office.

IN WITNESS WHEREOF, first party hereunto set his signature this day and date first above written.

HAROLD REEVES, SUBSTITUTE TRUSTEE,
FIRST PARTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Harold Reeves, Substitute Trustee with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 7th day of February, 2006.

Notary Public

My commission expires: 3/22/2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $69,000.00.

Affiant

Subscribed and sworn to before me this the 7th day of February, 2006.

Notary Public

My commission expires: 3/22/2008