Davidson County DEEDTRS
Recvd: 03/21/06 10:44 2 pgs
Fees:13.00 Taxes:140.60
20060321-0032201

Tennessee
Map: #72-13-305

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by DEED OF TRUST DATED MARCH 04, 1983, AND RECORDED IN BOOK: #6016 PAGE: #280, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, JACK L. KUCHERA AND BEVERLY KUCHERA HUSBAND & WIFE, CONVEYED TO EVELYN WILDS AND CHARLES N. PAYNE, 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: #20060120-0007531, 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 28, 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 NOBLE PROPERTIES INC., whose address is, 718 THOMPSON LANE, SUITE #108, NASHVILLE, TENNESSEE 37204, being the highest and best bidder, became the purchaser of said property at and for the sum of SEVENTEEN THOUSAND ONE 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 its bid.

NOW, THEREFORE, in consideration of the premises and the payment by NOBLE PROPERTIES INC. 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 NOBLE PROPERTIES INC., its 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:

BEING PART OF LOT: #10 OF BLOCK "A" ON THE MAP OF THE REVISED SUBDIVISION OF PART OF THE L.M. EZELL 12.11 ACRE TRACT OF THE TALBOT LANDS, OF RECORD IN BOOK: #1130, PAGE: 5, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, AND FURTHER DESCRIBED ACCORDING TO A SURVEY BY JOHN KOHL, DATED FEBRUARY 4, 1983, AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF WEST DOUGLAS AVE., SAID POINT BEING 50 FT., MORE OR LESS, EAST OF CLINE AVE. THENCE SOUTH 160 FT. TO A POINT; THENCE WEST 50 FT. TO THE EASTERLY MARGIN OF CLINE AVE., THENCE NORTH ALONG THE EASTERLY MARGIN OF CLINE AVE., 127 FT., MORE OR LESS, TO A POINT; THENCE NORTHEASTERLY 40 FT., MORE OR LESS, TO THE SOUTHERLY MARGIN OF WEST DOUGLAS AVE.; THENCE EAST ALONG THE SOUTHERLY MARGIN OF WEST DOUGLAS AVENUE, 30 FT., MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED IN INSTRUMENT: #200003160027216, REGISTER'S OFFICE OF DAVIDSON COUNTY TENNESSEE. SUBJECT TO EASEMENTS AND CONVEYANCES OF RECORD.

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

JACK L. KUCHERA AND WIFE, BEVERLY KUCHERA, AS TENANTS BY THE ENTIRETY, THEIR HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in BOOK: #6016, PAGE: #277, 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 NOBLE PROPERTIES INC., its successors 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 28, 2006 hereunto set his hand and seal.

VALERIE ANN SPICER, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On February 28, 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
820 DOUGLAS AVENUE
NASHVILLE, TENNESSEE 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
NOBLE PROPERTIES INC.
718 THOMPSON LANE, SUITE #108
NASHVILLE, TENNESSEE 37204

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
$ 17,101.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF 20
NOTARY PUBLIC
MY COMMISSION EXPIRES

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 34,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF March 20 06
Deputy Register