Davidson County DEEDTRS
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Fees:13.00 Taxes:92.13
20060619-0072547

PREPARED BY AND RETURN TO:
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PICK-UP

Name: Jessie Scott, and James Scott
S&K#: 06-1012

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 23, 1999, recorded in Book 11449, Page 103, in the Register's Office of Davidson County, Tennessee, Jessie E. Scott and husband, James Scott, conveyed to Harold Pannell, Madison, Trustee, 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 20060522-0059859 in the Register's Office of Davidson County, Tennessee; 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 sale Deed of Trust by which advertisement the sale was appointed to be held on June 9, 2006, at the Davidson County Courthouse in Nashville, Tennessee, at 12:00pm; 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 time the said property was struck off and sold to Eric Sox whose address is 7051 Highway 70 South-315, Nashville, TN 37221, at and for the sum of $24,901.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Eric Sox has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Eric Sox, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Denise Griffin, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Eric Sox, his heir, successors 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:

Property located in Davidson County, Tennessee, to wit:

Tract I:

Being Lot No. 40, on the map of Bransford Realty Company's Subdivision of the E. T. Holman's Subdivision, as of record in Book 421, Page 90, Register's Office for said county.

Said Lot No. 40 fronts 40 feet on the South side of Scoval Street, formerly Madison Street, and runs back between lines 143 feet to the North line of an alley upon which it measures 40 feet.

Tract II:

Being Lot No. 41, in Clark & Holman's Subdivision, a plan of which is recorded in Book 421, Page 90, of the Register's Office for Davidson County, Tennessee.

Less and except as to that part conveyed in Book 4220, page 604, Register's Office of Davidson County, Tennessee.

This legal description is identical with that in Deed of Trust recorded in Book 11449, Page 103, in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 11449, Page 103, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quit Claim Deed, recorded in Book 9483, Page 845, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Eric Sox, his heir, successors and assigns, in fee simple forever, to whom the said Denise Griffin, 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.

IN WITNESS WHEREOF, the said Denise Griffin, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Denise Griffin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 9th day of June, 2006, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Denise Griffin, 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.

12-13-08
My commission expires:

Notary Public

JAMIE D. HARPOLE
STATE OF TENNESSEE NOTARY PUBLIC
Shelby County
My Comm. Exp. 12-13-08

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $24,901.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the 16, day of June, 2006.

Notary Public

MELISSA L. BLEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PROPERTY ADDRESS: 2403 Scovel Street, Nashville, TN 37208

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Eric Sox
7051 Highway 70 South-315, Nashville, TN 37221

S & K #:06-1012
Map & Parcel – 092-020-29200

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.