Davidson County DEEDTRS
Recvd: 08/03/06 12:57 3 pgs
Fees:18.00 Taxes:296.00

20060803-0094764

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 80,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 3 DAY OF Aug 20 06
Deputy Register

This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

BOOK NO. 10844, PAGE NO. 927

Responsible Taxpayer and Property Owner:
Tax Parcel No. 148-03-0088

Name: James Roberts Address: 201 Thompson Ln. Ste. 200
Nashville, TN 37211

Common Description: 1536 Gasser Drive
Antioch, TN 37013

Legal Description: Being Lot No. 509 on the plan of Cherokee Hills, Section 5, of record in Plat Book 3500, PAge 142, Register's Office for Davidson County, Tennessee

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $70,980.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Philip M. Kleinsmith, Trustee

Sworn to and subscribed before me,
by Philip M. Kleinsmith, Trustee,
this 6th day of July, 2006

Notary Public
My Commission Expires: 12/27/07.

SARAH B. BUNTEN NOTARY PUBLIC STATE OF COLORADO MY COMMISSION EXPIRES 12/27/2007

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under that Deed of Trust executed by **Gregg Cobble and Christy Cobble** dated **3/17/1998** and recorded **3/19/1998** in Book **10844** at Page **927**, Register's Office of Davidson County, Tennessee, given to secure

payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **America's Wholesale Lender** default having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Thursday, **July 6, 2006** at 10:00 a.m. pursuant to the advertisement published in the **Nashville Record News** and sent by mail to the Debtor and lienors of record, offer for sale, at **Front Steps of Old Ben West Library Building, 225 Polk Avenue, Nashville**, TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **James Roberts** became the highest and best bidder(s) at and for the sum of **$70,980.00** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **James Roberts,** Grantee, the following described real estate, to wit:

> **Being Lot No. 509 on the plan of Cherokee Hills, Section 5, of record in Plat Book 3500, PAge 142, Register's Office for Davidson County, Tennessee**

To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the

covenants and warranties contained in the Deed of Trust recorded in Book **10844**, Page **927**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 6th day of July, 2006.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Sarah B. Bunten, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 6th day of July, 2006.

SARAH B. BUNTEN NOTARY PUBLIC STATE OF COLORADO

Notary Public

My Commission Expires: 12/27/07.

MY COMMISSION EXPIRES 12/27/2007