Box 36

THIS INSTRUMENT PREPARED BY:
Jeremy H. Cherry, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
P.O. Box 198985
Nashville, TN 37219-8985

Davidson County DEEDTRS
Recvd: 10/24/06 14:21 3 pgs
Fees:18.00 Taxes:277.50
20061024-0131854

Name and Address of New Owner: **Johnny Burroughs and** **Linda Burroughs** 2409 Lloyd Ave Nash TN 37218	
Send Tax Bills to: Same **2409 Lloyd Avenue** **Nashville, TN 37218**	
Property Address: 1600-1602 14th Avenue, North Nashville, TN 37208	**Map and Parcel Numbers:** **81-11-520**

SUBSTITUTE TRUSTEE'S DEED

THIS INSTRUMENT made and entered into on this the 20th day of October, 2006, by and between Jeremy H. Cherry, Substitute Trustee, party of the first part, and Johnny Burroughs and wife, Linda Burroughs, party of the second part.

WHEREAS, by a Deed of Trust executed by Clarence Harris and wife, Phyllis Harris, dated May 24, 2001 of record as Instrument No. 20010524-0054374, Register's Office for Davidson County, Tennessee, conveyed to Christian S. Hofstetter, Trustee for William S. Hofstetter, Testamentary Trustee of the Harold Ray Trust, the hereinafter described real estate, to secure a Note of even date; and

WHEREAS, the holders of said Note appointed the party of the first part as Substitute Trustee in accordance with the terms and conditions of said Deed of Trust in an instrument of record in , Register's Office for County, Tennessee; and

WHEREAS, default was made in the payment of said Note, and the holder thereof having directed the Substitute Trustee to sell said property, as provided by said Deed of Trust, the Substitute Trustee did advertise the time, place, and terms thereof in Tennessean having general circulation in Davidson County, Tennessee and published in said county, once a week for three (3) weeks prior to said sale, to wit: September 28, 2006, October 5, 2006 and October 12, 2006; said advertisement, in all respects complied with the requirements of the power of sale contained in said Deed of Trust, on the 19th day of October, 2006 at Twelve O'clock (12:00) Noon, the Substitute Trustee offered said property for sale at the Door of the Courthouse in County, Tennessee, and sold said property to Johnny Burroughs and wife, Linda Burroughs at the price of Seventy Five Thousand and No/100 ($75,000.00) Dollars, this being the highest and best bid.

NOW, THEREFORE, the said Jeremy H. Cherry, Substitute Trustee, acting under and by virtue of the power of sale contained in said Deed of Trust, for and in consideration of the sum of Seventy Five Thousand and No100 ($75,000.00) Dollars, paid for said land by virtue of the public sale aforesaid, and in consideration of the facts hereinbefore recited, has bargained, sold and conveyed and does hereby bargain, sell and convey unto the said Johnny Burroughs and wife, Linda Burroughs, their successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described, to wit:

Land in Davidson County, Tennessee, being Lot No. 206 on the Plan of D.T.McGavock and Others Addition, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 206 fronts 100 feet on the east side of the 14th Avenue, North, and runs back between parallel lines along the north margin of Cockrill Street, 170 feet to an alley.

Being the same property conveyed to Clarence Harris and wife, Phyllis Harris, by Warranty Deed from William S. Hofstetter, as Testamentary Trustee of the Harold Ray Trust of record as Instrument No. 200210524-0054373, Register's Office for Davidson County, Tennessee. And being further conveyed to Phyllis Harris, by Quitclaim Deed from Clarence Harris, dated March 21, 2005, of record as Instrument No. 20050323-0031478, Register's Office for Davidson County, Tennessee.

This is improved property known as 1600 14th Avenue, North, Davidson County, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto Johnny Burroughs and wife, Linda Burroughs, their successors and assigns, said property in fee simple forever, and in bar of all right or equity of redemption.

And the party of the first part, as Substitute Trustee, does hereby transfer, assign, and setover unto Johnny Burroughs and wife, Linda Burroughs, all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title as fully as he is authorized to do so as Trustee, but not further or otherwise. This conveyance is specifically made subject to real estate taxes.

WITNESS my hand on this 20th day of October, 2006.

Jeremy H. Cherry, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Jeremy H. Cherry, as said Substitute Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 20th day of October, 2006.

NOTARY PUBLIC

My Commission Expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is 75,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of October, 2006.

My Commission Expires:

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

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