Davidson County DEEDTRS
Recvd: 01/19/07 15:36 2 pgs
Fees:13.00 Taxes:469.90
20070119-0007988

Tennessee
Map: #108-12-B-238CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by DEED OF TRUST DATED MAY 22, 2003, AND RECORDED IN REGISTER'S INSTRUMENT: #20030603-0075198, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, JOHN C. SHUFORD, JR. AND PATTY SHUFORD, HUSBAND AND WIFE, CONVEYED TO TITLE ENTERPRISES, 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: #20060926-0118828, 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 January 9, 2007, 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 MARK W. KING AND WIFE, JOANNE J. KING, whose address is, 2134 KIDD ROAD NOLENSVILLE, TENNESSEE 37135, being the highest and best bidder, became the purchaser of said property.

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of their bid.

NOW, THEREFORE, in consideration of the premises and the payment by MARK W. KING AND WIFE, JOANNE J. KING of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, ELIZABETH A. CASH, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said MARK W. KING AND WIFE, JOANNE J. KING, their heirs 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:

A CERTAIN TRACT OF PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT: #33, ON THE PLAN OF FINAL PLAT, SECTION TWO, HARBOR VIEW, FINAL PHASE, OF RECORD IN PLAT BOOK: #9700, PAGE: #708, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK: #9700, PAGE: #708, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, AND EASEMENTS AND RIGHTS FOR PUBLIC UTILITIES APPLICABLE TO THIS PROPERTY: AND TAXES FOR THE CURRENT YEAR WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN.

JOHN C. SHUFORD, JR., AN UNMARRIED MAN, HIS HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20050520-0057051, 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 MARK W. KING AND WIFE, JOANNE J. KING, their heirs and assigns in fee simple forever, to whom the said ELIZABETH A. CASH, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, 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 ELIZABETH A. CASH, Substitute Trustee, has on January 9, 2007 hereunto set her hand and seal.

Elizabeth A. Cash Substitute Trustee

ELIZABETH A. CASH, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 9, 2007 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared ELIZABETH A. CASH to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as Substitute Trustee and as her free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Brenda L. Doyle

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
3449 HARBOR HILL PLACE
NASHVILLE, TENNESSEE 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
MARK W. KING AND JOANNE J. KING
2134 KIDD ROAD
NOLENSVILLE, TENNESSEE 37135

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 $117,001.00
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
$ 127000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF 20 07
Deputy Register