Davidson County DEEDTRS
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Fees:13.00 Taxes:592.00
20070131-0012729

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
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Name: Christopher D. Owens, unmarried
S&K#: 06-3968

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 25, 2005, recorded in Instrument number 20050304-0024113 in the Register's Office of Davidson County, Tennessee, Christopher D. Owens, unmarried, conveyed to Priority Trustee Services of Tennessee, L.L.C., 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 Instrument Number 20060913-0113421 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 January 16, 2007, at the Davidson County Courthouse in Nashville, Tennessee, at 12:00 PM; 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 Teresa Bamford and Robin Wheeler whose address is 530 W. Main Street, Hendersonville, TN 37075, at and for the sum of $138,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Teresa Bamford and Robin Wheeler 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 Teresa Bamford and Robin Wheeler, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Denise D. Griffin, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Teresa Bamford and Robin Wheeler, their heirs, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Goodlettsville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to-wit:

Lot Number 63 as shown on the final plat of Dry Creek Farms, Section 2, dated July 3, 2003, as revised July 30, 2003, prepared by Crawford Land Surveyors, P.C. 1929 Twenty-First Avenue South, Nashville, TN 37212 and of record as Instrument Number 20040421-0045040, Register's Office for Davidson County, Tennessee.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20050304-0024113, 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 Instrument number 20050304-0024113, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 200503040024112, 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 Teresa Bamford and Robin Wheeler, their heirs, successors and assigns, in fee simple forever, to whom the said Denise D. 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 D. Griffin, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Denise D. Griffin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 16th day of January, 2007, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Denise D. 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

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 $138,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Exp. 12-13-08

Affiant

Subscribed and sworn to before me on the _____, day of _____, 2007.

Notary Public

PROPERTY ADDRESS: 126 Trellis Way, Goodlettsville, TN 37072

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Teresa Bamford and Robin Wheeler
530 W. Main Street, Hendersonville, TN 37075

S & K #:06-3968
Map & Parcel – 033030B02000CO

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 160,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 31st DAY OF Jan 20 07

Deputy Register