Davidson County DEEDTRS
Recvd: 06/07/07 11:49 3 pgs
Fees:18.00 Taxes:154.39
20070607-0068376

Substitute Trustee's Deed

Tennessee
Map: 50-10A-20-CO

WHEREAS, by Deed of Trust Dated October 31, 2002, and recorded in Instrument No. 20021111-0138669 in the Register's Office of Davidson County, Tennessee Thomas M. Paige and Sara A. Paige, a married couple, conveyed to Deborah Cole, 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, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise for sale in conformity with 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 April 23, 2007, at the outside door of the Register of Deeds Office located at 501 Broadway Suite 501, Gaylord Entertainment Center of the Courthouse 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 Citizens Savings Bank and Trust, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of Forty-One Thousand, Seven Hundred Twenty-Five Dollars and 87/100; and,

WHEREAS, the purchaser, being the holder of the indebtedness, 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 Citizens Savings Bank and Trust, of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Richard Manson, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Citizens Savings Bank and Trust, its 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:

Land in Davidson County, Tennessee, being Unit No. 20 on Lot No. 4 on the Plan of Phase I, Lots 2-7 and 29-34, Section One, Chesapeake Homes, according to the Master Deed of record in Book 6027, page 860, as re-recorded in Book 6072, page 207, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5800, page 155, as revised in Book 5800, page 165, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Thomas M. Paige and wife, Sara A. Paige, by deed from EMC Mortgage Corporation of record in Book 9069, page 389, and also being the same property conveyed to Thomas A. Paige and wife Sara Paige, by Decree for Redemption of record in Book

10099, page 860, said Register's Office.

Subject to any unpaid taxes.
TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and herditaments thereunto belonging or in any wise appertaining unto Citizens Savings Bank and Trust, its successors and assigns in fee simple forever, to whom the said Richard Manson, Substitute Trustee, warrants the title to the aforementioned real property against the lawful claims of all person claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Filing Fee	$12.00
Advertisement& Publication Expense	$350.00
Attorney& Trustee Fees	$2,500.00
Credit on Note	$38,863.87
	$41,725.87

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

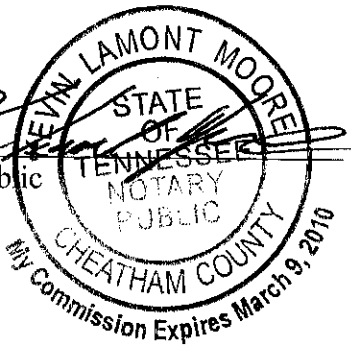
IT WITNESS WHEREOF, the said Richard Manson, Substitute Trustee, has on June 5, 2007 hereunto set his hand and seal.

Richard Manson, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of June, 2007, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Richard Manson 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 Notary Seal at Office the day and Year above written.

Notary Public 

My Commission Expires: March 9, 2010

Property Owner and Agency Responsible
Citizens Savings Bank and Trust
C/O Deborah Cole
1917 Heiman Street
Nashville, TN 37208

Property Address
3509 Chesapeake Drive
Nashville, TN 37207

Return Document To:
THIS INSTRUMENT PREPARED BY:

Manson, Jones & Associates
2280 Metrocenter Blvd., Ste. 300
Nashville, Tennessee 37228
(615 254-1600)

State of Tennessee- County of Davidson
The Actual Consideration of True Value, Whichever
Is Greater, for this Transfer is $41,725.87.
Forty-One Thousand, Seven Hundred Twenty-Five Dollars and 87/100

Affiant

Subscribed and Sworn to before me, this the 5th day of June2007.

Notary

My Commission Expires: March 9, 2010

