Davidson County DEEDTRS
Recvd: 06/20/07 09:46 2 pgs
Fees:13.00 Taxes:129.50
20070620-0073537

TENNESSEE
MAP: #93/16/334.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 30, 2002, and recorded in REGISTER'S INSTRUMENT: #20020313-0031542, in the Register's Office of Davidson County, Tennessee, William Claybrooks and Rosie Shepherd, as joint tenants in common, conveyed to Allstar Title, 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: #20070312-0030336, 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 June 12, 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 ERIC SOX, MARRIED, whose address is, 7051 HIGHWAY 70 SOUTH, SUITE #315, NASHVILLE, TENNESSEE 37221, being the highest and best bidder, became the purchaser of said property at and for the sum of NINETEEN THOUSAND FIVE HUNDRED ONE DOLLARS AND 00/100; and,

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

NOW, THEREFORE, in consideration of the premises and the payment by ERIC SOX, MARRIED, of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said ERIC SOX, MARRIED, his 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:

LAND IN DAVIDSON COUNTY TENNESSEE BEING THE NORTHERLY 106 FEET OF LOT: #1 ON THE PLAN OF BRANSFORD REALTY CO'S RESUBDIVISION OF PART OF WEAKLEY AND WARREN'S RESUBDIVISION OF BLOCK D HERMITAGE ADDITION OF RECORD IN BOOK: #421, PAGE: #58, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID PROPERTY FRONTS 33 FEET ON THE SOUTHERLY MARGIN OF FAIN STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 1036 FEET.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

ROSIE SHEPHERD, AN UNMARRIED PERSON AND WILLIAM CLAYBROOKS, AN UNMARRIED PERSON, THEIR HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20020313-0031541, see also REGISTER'S INSTRUMENT: #20020909-0108577, 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 ERIC SOX, MARRIED, his heirs and assigns in fee simple forever, to whom the said Arnold M. Weiss, 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.

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 Arnold M. Weiss, Substitute Trustee, has on June 12, 2007 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 12, 2007 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss 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.

NOTARY PUBLIC

DIXIE CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMM. EXP. 9-30-08

My Commission Expires: 9-30-08

STATE TAX $
CLERK'S FEE $

TOTAL $

PROPERTY ADDRESS
127 FAIN STREET
NASHVILLE, TENNESSEE 37210

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
ERIC SOX
7051 HIGHWAY 70 SOUTH
SUITE #315
NASHVILLE, TENNESSEE 37221

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 $19,501.00
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
$35,000
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 20 DAY OF June 20 07
Deputy Register