Davidson County DEEDTRS
Recvd: 01/11/08 14:56 2 pgs
Fees:13.00 Taxes:392.20
20080111-0003692

Tennessee
Map: #85/11/12.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 4, 2004, and recorded in REGISTER'S INSTRUMENT: #20050310-0026613, in the Register's Office of Davidson County, Tennessee, William Leslie Reynolds, a married man, and Wanda Gail Reynolds, his wife, conveyed to J. Franklin McCreary, 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: #20071212-0143266, 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 8, 2008, 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 DARYL SPICER, A MARRIED MAN, AND BRIAN OLDHAM, A MARRIED MAN, whose address is, 3735 NORTH MOUNT JULIET ROAD, SUITE: #101, MOUNT JULIET, TENNESSEE 37122, being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED SIX THOUSAND 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 their bid.

NOW, THEREFORE, in consideration of the premises and the payment by DARYL SPICER, A MARRIED MAN, AND BRIAN OLDHAM, A MARRIED MAN, 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 DARYL SPICER, A MARRIED MAN, AND BRIAN OLDHAM, A MARRIED MAN, 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:

BEING LOT: #163, ON THE PLAN OF STANFORD COUNTRY CLUB ESTATES, SECTION III, AS OF RECORD IN BOOK: #2900, PAGE: #67, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS: SAID LOT: #163 FRONTS 103.57 FEET ON THE WESTERLY SIDE OF EDGEMOUNT DRIVE AND RUNS BACK 155.58 FEET ON THE NORTHERLY LINE AND 155.58 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 90 FEET.

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

WILLIAM LESLIE REYNOLDS, HIS HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20020606-0069039, 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 DARYL SPICER, A MARRIED MAN, AND BRIAN OLDHAM, A MARRIED MAN, 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 8, 2008 hereunto set her hand and seal.

Elizabeth A. Cash, Substitute Trustee

ELIZABETH A. CASH, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 8, 2008 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
3050 EDGEMONT DRIVE
NASHVILLE, TENNESSEE 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
DARYL SPICER AND BRIAN OLDHAM
3735 NORTH MOUNT JULIET ROAD
SUITE: #101
MOUNT JULIET, TENNESSEE 37122

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 OR FAIR MARKET VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE DAY OF January 11, 2008
NOTARY PUBLIC
MY COMMISSION EXPIRES

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY