Davidson County DEEDTRS
Recvd: 01/25/08 14:34 2 pgs
Fees:13.00 Taxes:443.63
20080125-0008233

Tennessee
Map: #63/12/42.00

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 25, 2002, and recorded in REGISTER'S INSTRUMENT: #20021101-0134105, in the Register's Office of Davidson County, Tennessee, Gary H. Seabolt, a married man and Janice L. Seabolt, conveyed to Arnold M. Weiss, 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 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 15, 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 CHARLES M. WOODEN, MARRIED, whose address is, 360 WILLOW BOUGH LANE, OLD HICKORY, TENNESSEE 37138, being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED NINETEEN THOUSAND NINE HUNDRED DOLLARS AND 00/100; and,

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

NOW, THEREFORE, in consideration of the premises and the payment by CHARLES M. WOODEN, MARRIED, of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Trustee, does hereby grant, bargain, sell and convey to the said CHARLES M. WOODEN, MARRIED, his heirs and assigns in fee simple forever, the property above mentioned and now further described as being in OLD HICKORY, COUNTY OF DAVIDSON, STATE OF TENNESSEE, to-wit:

BEING LOT: #47 ON THE PLAN OF SOUTHFORK SECTION TWO OF RECORD IN PLAT BOOK: #6250, PAGE: #386 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

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

GARY H. SEABOLT, MARRIED, HIS HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20001128-0116560, 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 CHARLES M. WOODEN, MARRIED, his heirs and assigns in fee simple forever, to whom the said Arnold M. Weiss, Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such 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, Trustee, has on January 15, 2008 hereunto set his hand and seal.

ARNOLD M. WEISS, Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 15, 2008 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 Trustee and as his free act and deed.

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

NOTARY PUBLIC

My Commission Expires: 9-17-08

BRENDA L. DOYLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 9-17-08

STATE TAX $
CLERK'S FEE $

TOTAL $

PROPERTY ADDRESS
4473 SOUTH TRACE BOULEVARD
OLD HICKORY, TENNESSEE 37138

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
CHARLES M. WOODEN
360 WILLOW BOUGH LANE
OLD HICKORY, TENNESSEE 37138

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 $119,900.00
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
$ 119,900.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF JAN 2008
Deputy Register