Davidson County DEEDTRS
Recvd: 01/29/08 13:30 3 pgs
Fees:18.00 Taxes:223.85
20080129-0009193

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 20, 1982, and recorded in Book 5940, Page 284, Register's Office for Davidson County, Tennessee, **Larry N. Gray, a single man** conveyed to John H. Rowe, Jr., Trustee the hereinafter described property for the purpose of securing the payment of a certain indebtedness described in the Deed of Trust and performance of the obligations therein set forth;

WHEREAS, said Deed of Trust was assigned to Sue Baskin Rankin by Assignment of record in Book 6850, Page 686, said Register's Office and further assigned to The Ashland Company by Assignment of record in Book 7182, Page 533, said Register's Office for **Davidson** County, Tennessee,

WHEREAS, Deanie L. Gregory having been appointed Substitute Trustee in the place and stead of John H. Rowe, Jr., said appointment is of record as Instrument No. 20071213-0143742 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust and the holder of the indebtedness therein secured has 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 holder of indebtedness, property described in the above referenced Deed of Trust was 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 7, 2008 at or around 11:00 AM at the south door of the Metropolitan Nashville and Davidson County, Tennessee Courthouse; 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, **Phillip Joseph Shraybman,** being the highest and best bidder, became the purchaser of said property at and for the sum of SIXTY THOUSAND FIVE HUNDRED AND NO/100------DOLLARS ($60,500.00);

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the sum of SIXTY THOUSAND FIVE HUNDRED AND NO/100----DOLLARS ($60,500.00);

NOW, THEREFORE, in the capacity of Substitute Trustee, and not otherwise, and for and in consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, Deanie L. Gregory, as Substitute Trustee, does hereby grant, bargain, sell and convey to **Phillip Joseph Shraybman and Nyuma Shor, a one-half undivided interest each as tenants in common**, their successors and assigns in fee simple title forever, the property above mentioned and further described as follows:

See Attached Exhibit "A" for legal description of real property

THIS conveyance is subject to any matters set forth on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Book 4675, Pages 128-130 and terms and conditions set forth in Master Deed and By-Laws for Creekside Meadows Homeowners Association, Inc. of record in Book 4834, Pages 257-312, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, page 80 and Book 5259, page 5, all in the Register's Office for Davidson County, Tennessee; further subject to any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory right of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well

as any priority created by a fixture filing; to any matter that an accurate survey of the premises might disclose.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto **Phillip Joseph Shraybman and Nyuma Shor,** their successors and assigns in fee simple forever.

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 Deanie L. Gregory as Substitute Trustee has hereunto set her hand and seal this the 9th day of January, 2008.

Deanie L. Gregory
Substitute-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of January, 2008, before me, a Notary Public within and for the county and state aforesaid personally appeared Deanie L. Gregory, known to me to be the person described in and who executed the foregoing instrument, and who acknowledged that she executed the same as Substitute Trustee for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal at the day and year above written.

Sandy Balent
Notary Public

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires:
1-23-2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $60,500.00.

Deanie L. Gregory
Affiant

Sworn to and subscribed before me this the 9th day of January, 2008.

Sandy Balent
Notary Public
My commission expires:
1-23-2010

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Name and Address of New Owner:
Phillip Joseph Shraybman and
Nyuma Shor
6148 Tulip Tree Lane
Nashville, TN 37221

Send tax bills to:
Same as New Owner

Tax ID No.
142060A12500C0

Exhibit "A"

Property in Davidson County, Tennessee, being Unit 125 in Building No. 7, and Garage No. 2 on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Book 4675, Pages 128-130, Register's Office for Davidson County, Tennessee together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and an undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, Pages 257-312, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80 and Book 5259, Page 5, all in the Register's Office for Davidson County, Tennessee and the Charter of Creekside Meadows Association, Inc. of record in Book 4836, Page 610, said Register's Office.

Being the same property conveyed to Larry N. Gray, a single man by Warranty Deed from The Peppertree Company, a Tennessee Limited Partnership which deed is of record in Book 5940, Page 281, Register's Office for Davidson County, Tennessee.

This is improved property also known as Unit 125, 810 Bellevue Road, Nashville, Tennessee 37221

THIS INSTRUMENT PREPARED BY:
Deanie L. Gregory
Attorney-at-Law
200 Madison Street
Madison, TN 37115