Davidson County DEEDTRS
Recvd: 07/14/08 15:08 2 pgs
Fees:13.00 Taxes:358.90
20080714-0072223

SPECIAL WARRANTY DEED

Substitute Trustee

THIS INSTRUMENT PREPARED BY: J. Trent Lehman, 214 2ND AVENUE NORTH, SUITE 103, NASHVILLE, TN 37201

WHEREAS, by Deed of Trust dated July 26, 2002, recorded in Instrument Number 200208230102018, Register's Office for Davidson County, Tennessee, Troy Dossett and Joseph Northcutt, conveyed to Real Security, Inc., Trustee, 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 Instrument Number 20080714-0072223, 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 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 sale in said Deed of Trust and by which advertisements the sale was appointed to be held on September 28, 2007 at the Davidson County Register's Office in Nashville, Tennessee at 10:00 AM. On the appointed time and date the Substitute Trustee did appear and adjourn the sale to October 5, 2007 at 10:00 AM at the Davidson County Register's Office in Nashville, Tennessee. Insertion dates for the sale were September 14, September 21, and September 28, 2007 in the legal notices section of The Tennessean; and,

WHEREAS, at the time and place announced by the Substitute Trustee, the undersigned offered said property for sale at public outcry to the highest bidder for cash at which time the property was struck off and sold to Stone Steps Realty, Inc, at and for the sum of $97,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the purchase price, said funds being applied in conformity with terms and provisions of said Deed of Trust.

NOW, THEREFORE, in consideration of the premises and the payment by J.E. Stevenson and M.K. Stevenson Trustees, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, J. Trent Lehman, as Substitute Trustee, does hereby grant, bargain, sell, and convey to the said J.E. Stevenson and M.K. Stevenson Trustees, his 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:

Being Unit 5, Huntingdon Park Townhomes as established by Master Deed of Huntingdon Park Townhomes Association of record in Book 8813, page 573 in the Register's Office for Davidson County, Tennessee.
(Erroneously shown as Huntington Park Townhomes in prior deed)

Being the same property conveyed to Troy Dossett and Joseph Northcutt by deed from M.K. Stevenson and J.E. Stevenson, Trustees of record in Instrument 200208230102017 on 07/26/2002 and filed for record on 08/23/2002, Register's Office for said County. Being the same property conveyed to Troy Dossett by deed from Joseph Northcut of record in Instrument 200511150137671 on 06/04/2005 and filed for record on 11/15/2005, Register's Office for said County.

Property address: 757 Huntinghton Parkway, Nashville, TN

Grantee takes said tract or parcel subject IRS Lien of Record in Instrument Number 20040524-0060580, 2006 County Taxes plus penalties and interest, 2007 County

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Taxes, and 2008 County taxes, a lien not yet due and payable. Possession is given subject to any existing taxes, restrictions or easements, and the terms of the foreclosed Deed of Trust.

Grantee, assumes responsibility for the payment of real property taxes on subject property for the current year and future years.

IN WITNESS WHEREOF, the said J. Trent Lehman, Substitute Trustee, has executed this deed this 5th day of October 2007.

J. Trent Lehman, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILLLIAMSON

The actual consideration or value whichever is greater, for this transfer is $97,000.00.

Subscribed and sworn to before me this 5th day of October 2007.

Affiant

Notary Public

Commission Expires:

SHERRI A. SCHMONSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept 20 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, **J. Trent Lehman**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument acting as Substitute Trustee and as his free act and deed.

Witness my hand and seal at office, this 5th day of October 2007.

Notary Public

My Commission Expires:

SHERRI A. SCHMONSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept 20 2010

Address New Owner:	Send Tax Bills To:	Map and Parcel:
J.E. Stevenson and MK Stevenson, Trustees	New Owner	**161-5C-105.00CO**
4124 Franklin Road		
Nashville, TN 37204		