File Box 8

This instrument prepared by:
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WSC 1701-108879-FC

BILL GARRETT, Davidson County
Trans:T20130095350 DEEDTRS
Recvd: 11/07/13 13:55 2 pgs
Fees:13.00 Taxes:133.20
20131107-0115727

Tennessee
Map # 059-15-0-005.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 27, 2009, and recorded in Instrument Number 20090306-0020366 in the Register's Office of Davidson County, Tennessee, Josie M Hamilton-Grisby, an un-remarried Widow, conveyed to Cornerstone Title and Escrow, 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 Instrument Number 20130917-0097584 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 October 15, 2013, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone 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 Eldon R. Spraker, III, whose address is 6600 Ellesmere Road , Nashville, TN 37205 being the highest and best bidder, became the purchaser of said property at and for the sum of THIRTY SIX THOUSAND AND NO/100'S DOLLARS; 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 Eldon R. Spraker, III 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 Eldon R. Spraker, III, his heirs and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit: Being part of Lot No. 9 on the subdivision of the Andrew J. Summit Farm, and described according to a copy of survey made by R. B. Nichols, Engineer, on July 27th 1946, as Beginning on the Southerly margin of Moormans Arm Road, at the common corner of Lots 8 and 9 on said Map; thence with the dividing line between Lots 8 and 9 and Southerly 125 feet to a dead line; thence with said dead line and Westerly 100 feet to the intersection of the Easterly line of Lot No. 10; thence Northerly and with the said Westerly line of Lot No. 10, 175 feet to the said Southerly margin of said Moormans Arm Road; thence with the same East 100 feet to the PLACE OF BEGINNING.

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Josie M. Hamilton-Grisby, an un-remarried widow, her heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20040908-0108697, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein

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 Eldon R. Spraker, III, 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 October 15, 2013 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On October 15, 2013 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 Commission Expires 08-01-2016

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
713 Moormans Arm Road,
Nashville, TN 37207-0000

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Eldon R. Spraker, III
6600 Ellesmere Road
Nashville TN 37205

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $36,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, October 15, 2013
NOTARY PUBLIC
MY COMMISSION EXPIRES

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires