This instrument prepared by:
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WSC 1701-109470-FC

BILL GARRETT, Davidson County
Trans:T20130107660 DEEDTRS
Recvd: 12/30/13 11:02 2 pgs
Fees:13.00 Taxes:131.35
20131230-0130709

Tennessee
Map # 119-06-0-101.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 11, 2003, and recorded in Register's Instrument Number 20030717-0100232 in the Register's Office of Davidson County, Tennessee, Theresa Watson, conveyed to Cumberland Title Company, 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 Registert's Instrument No. 20131104-0114405 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 December 19, 2013, at the Auction.com Room at the Schermerhorn Symphony Center, One Symphony Place, Nashville, TN 37201 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 Gary Gossett, a single man, whose address is 214 Burnt Leaf Lane , Brentwood, TN 37027 being the highest and best bidder, became the purchaser of said property at and for the sum of THIRTY FIVE THOUSAND FIVE HUNDRED 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 Gary Gossett, a single man 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 Gary Gossett, a single man, 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:

Being Lot Nos. 39 and 40 on the Plant of Sterling Subdivision, as of record in Book 1424, Page 97, Register's Office for said County, described together as follows: Beginning on the Southerly Margin of Lutie Street at the corner of Lot Nos. 38 and 39; thence with the line between said two lots, Southwardly 174.62 feet; thence South 88° 57' West 125.32 feet to the Easterly Margin of Miller Street; thence with said street, North 1° 30' East 156.70 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, Northeastwardly 30.74 feet to the Southerly Margin of Lutie Street; thence with said Street, Eastwardly 99.97 feet to the beginning.

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

Theresa Watson, her heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20030717-0100231, 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 Gary Gossett, a single man, 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 December 19, 2013 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On December 19, 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 06-01-2016

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
97 Lutie Street,
Nashville, TN 37210

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Gary Gossett, a single man
214 Burnt Leaf Lane
Brentwood TN 37027

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,500.00
AFFIANT Gary M. Gossett
SUBSCRIBED AND SWORN TO BEFORE ME, December 19, 2013
NOTARY PUBLIC_____
MY COMMISSION EXPIRES_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 35,500 Gary M. Gossett **, Affiant**
Subscribed and sworn before me this the 30 **Day of** December **, 20** 13 **.**
Brandi Wells **, Deputy Register**