BILL GARRETT, Davidson County
Trans:T20140041910 DEEDTRS
Recvd: 06/13/14 10:42 4 pgs
Fees:23.00 Taxes:305.36
20140613-0051758

This instrument prepared by:

James David Nave
Attorney at Law
320 Whitworth Way
Nashville, Tennessee 37205

Address New Owner:	Send Tax Bills To:	Map/ Parcel
Eric T. Davis, as Administrator of the Estate of Jack Junior Davis P.O. Box 2574 Brentwood, Tennessee 37024	Same	Tract 1: 044 05 0/ 240.00 Tract 2: 044 05 0/ 201.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on October 31, 2001, Vernon Ray Eidson executed a Deed of Trust to Roy C. DeSha, Jr., 1106 Eighteenth Avenue South, Nashville, Tennessee 37212, as Trustee, conveying certain real property described herein below located in Davidson County, Tennessee ("the Real Property") to secure the payment of a promissory note of even date payable to Jack Davis, Jr., said Deed of Trust appearing of record as Instrument No. 20011108-0122884 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default having been made in the terms, conditions and payments in the Deed of Trust to secure the indebtedness described therein for the benefit of Jack Davis, Jr.; and

WHEREAS, the lawful owner and holder of the indebtedness having appointed the undersigned, James David Nave, 320 Whitworth Way, Nashville, TN 37205, or his duly appointed agent as Substitute Trustee by written instrument of record as Instrument No. 20140218-0013945 in the Register of Deeds Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said indebtedness and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and

made demand upon me, James David Nave, Substitute Trustee, to exercise the power of sale contained in said Deed of Trust; and

WHEREAS, I caused said property to be advertised in the The Tennessean, a newspaper published in Davidson County, Tennessee, once each week for three (3) consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 11:00 a.m., on Friday, April 18, 2014, on the front steps of the Davidson County Courthouse at Nashville, Tennessee; and

WHEREAS, at the date, time and location of said sale, pursuant to Tenn. Code Ann. §§ 35-5-101 *et seq.*, the undersigned announced a rescheduling of the sale until Friday, May 9, 2014 at 11:00 a.m. on the front steps of the Davidson County Courthouse at Nashville, Tennessee; and,

WHEREAS, at the rescheduled date, time and location of said sale on May 9, 2014, the undersigned again rescheduled the sale, by announcement, to occur on Friday, June 6, 2014 at 11:00 a.m. on the front steps of the Davidson County Courthouse at Nashville, Tennessee; and,

WHEREAS, at said sale on June 6, 2014, at 11:00 a.m., on the front steps of the Davidson County Courthouse in Nashville, Tennessee the within described property was offered for sale, and the highest, last and best bid received was in the amount of Eighty-two Thousand Five Hundred Twenty-nine and 69/100 Dollars ($82,529.69), said offer and bid having been made by Eric T. Davis, as Administrator of the Estate of Jack Junior Davis;

NOW, THEREFORE, in consideration of said sum, I, James David Nave, Substitute Trustee, have bargained and sold and by these presents do transfer and convey to Eric T. Davis, as Adminstrator of the Estate of Jack Junior Davis, its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

ALL THAT CERTAIN property situated in the County of Davidson, and State of Tennessee, being described as follows:

Tract 1: Land in Davidson County, Tennessee, being the northerly 90 feet of Lot No. 257 on the Map of Rayon City, as of record in Book 843, page 13, Register's Office for said County.

Said part of said Lot No. 257 fronts 50 feet on the southerly side of Bridgeway Avenue, or Old Hickory Boulevard, and extends back between parallel lines 90 feet, to a line in the rear on which it measures 50 feet.

Being the same property conveyed to V.R. Edison by deed from S.R. Edison, of record in Book 6433, page 554, Register's Office for Davidson County, Tennessee.

Tract 2: Land in Davidson County, Tennessee, being Lot No. 258 on the Map of Rayon City, as of record in Book 843, page 13, Register's Office for said County.

Said Lot fronts 50 feet on the southeasterly side of Bridgeway and runs back between lines, 156.5 feet on the northeasterly line and 153.6 feet on the southwesterly line to a dead line on which it measures 50 feet.

Being the same property conveyed to V.R. Eidson by deed from S.R. Edison, of record in Book 6433, page 563, Register's Office for Davidson County, Tennessee.

(The said V.R. Edison and Vernon Ray Edison are one and the same person.)

TO HAVE AND TO HOLD, said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eric T. Davis, as Adminstrator of the Estate of Jack Junior Davis, its successors, heirs and assigns, forever.

This conveyance is made by me as Substitute Trustee of all my right, title and interest in the property as described in the within above-referenced Deed of Trust, without warranty of any kind, and no further or otherwise.

WITNESS my hand this 13th day of June, 2014.

James David Nave, Substitute Trustee

STATE OF TENNESSEE)
)SS:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James David Nave, Substitute Trustee, 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 for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of June, 2014.

Casey Bevan
Notary Public
My Commission Expires: 3-3-15

NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE)
)SS:
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is #82,529.69.

James David Nave
Affiant

Subscribed and sworn to before me this 13th day of June, 2014.

Casey Bevan
Notary Public
My Commission Expires: 3-3-15

STATE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015