0661698

CROSS REFERENCE

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Joel A. Freedman, Attorney
Morris, Schneider & Prior, L.L.C.
3300 N.E. Expressway, Suite 8B
Atlanta, GA 30341

BOOK 11759 PAGE 671
99 NOV 29 PM 2:59
BILL BARNETT REGISTER
DAVIDSON COUNTY, TN.

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 26, 1999, and recorded in the Register's Office of Davidson County, Tennessee, at Book 11321, Page 788, ("Deed of Trust"), William F. Milburn, Sr. and Priscilla F. Milburn conveyed to Wesley D. Turner, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, **Ameriquest Mortgage Company**, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Book** 11759, **Page** 670, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on October 28, November 4, and November 11, 1999, in THE NASHVILLE RECORD, by which advertisement the sale was held on November 18, 1999, at the Main South entrance in Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Rick Piliponis, Esq., the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Ameriquest Mortgage Company**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 50,000.00; and

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by Ameriquest Mortgage Company as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Clifton E. Darnell**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **Ameriquest Mortgage Company,** its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 21 on the plan of Joywood Heights, October 3, Not of record, described according to a survey made by George W. Watkins, Surveyor, August 5, 1957, as follows. Beginning on the Westerly margin of Jones Avenue at the southeast corner of the property conveyed to Carless Medows and wife, by deed from T. W. Street and wife, of record in Book 2647, Page 396, Register's Office for said County; thence with said Meadows southern boundary line north 89 degrees 15 minutes West 275.4 feet to the southwest corner of said Meadows property; thence with said Meadows Western boundary line, North 12 degrees East 50 feet to the southeast corner of Lot No. 19 on said unrecorded plan; thence withe the southerly line of Lots Nos. 19, 18, and 17 North 86 degrees West 345 feet and continuing in the same direction 217 feet to an iron pin in the easterly line of a 2 feet reserved strip; thence with the easterly line of said strip, South 1 degree 15 degrees West 45.4 feet to an iron pin; thence south 81 degrees 30 degrees East 825 feet to the westerly margin of Jones Avenue; thence with the same northwardly 50 feet to the beginning.

The last recorded Warranty Deed was filed of record at Book 9655, Page 784, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **Ameriquest Mortgage Company**, its successors and assigns forever, to whom the said, **Clifton E. Darnell**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, **Clifton E. Darnell**, Substitute Trustee, has hereunto set his hand, this 18th day of November, 1999.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 18th day of November, 1999, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Clifton E. Darnell**, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires:_____

TRACY L. SHARP NOTARY PUBLIC AT LARGE SHELBY CO., TN

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STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 18th DAY OF NOVEMBER 1999.

Notary Public

My Commission Expires: _____

TRACY L. SHARP NOTARY PUBLIC AT LARGE SHELBY CO., TN

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MSP No.: 333.995633TN (Milburn)
Lender Loan No.: 0010330900
Property Address: 2814 Jones Avenue, Nashville, TN 37207
Tax Parcel ID No.: 60-16; 123.0

Mail Tax Notices To and Property Owner:
Ameriquest Mortgage Company
505 South Main Street, Suite 6000
Orange, CA 92868

11/29 0101 036HECK 196.00 5992

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11759 PAGE 673

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

06611698

DEED REFERENCE

99 NOV 29 PM 2:59

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	196.00
CHECK	196.00

11/29/99 01 14:59 0001 5892

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1543514