FILE NO.: 393.990555TN\mdb
LOAN NO.: 759779\FHA

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

PICK-UP

Instr:200002020011021 Page: 1 OF 2
REC'D FOR REC 02/02/2000 2:34:50PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $166.87

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 29, 1992, and recorded in the Register's Office of Davidson County, Tennessee, at Book 8540, Page 917, ("Deed of Trust"), Michael L. Winner conveyed to Phillip E. Hill, 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, the beneficial interest of said Deed of Trust was last transferred and assigned to Atlantic Mortgage & Investment Corporation; and

WHEREAS, **Atlantic Mortgage & Investment Corporation,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Book 11525, Page 965**, 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 November 18, November 25, and December 2, 1999, in THE NASHVILLE RECORD, by which advertisement the sale was held on January 27, 2000, 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 **Monica Miller**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 45,100.00**; and

WHEREAS, **Monica Miller** has/have 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 **Monica Miller** 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 **Monica Miller**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being Lot No. 17 on the Revised Plan of Valley View Subdivision, Section One, as of record in Book 2331, Page 113, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Book 8540, Page 914, 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 forever, to **Monica Miller**, his/her/their successors and assigns, 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 27th day of January, 2000.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 27th day of January, 2000, 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

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

My Commission Expires: 4-12-03

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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 $ 45,100.00, 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 27th DAY OF JANUARY 2000.

Notary Public

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

My Commission Expires: 4-12-03

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MSP No.: 393.990555TN (Winner)
Lender Loan No.: 759779
Property Address: 3827 Sentinel Drive, Nashville, TN 37209
Tax Parcel ID No.: 103-04-0;312.00

Mail Tax Notices To and Property Owner:
Monica Miller
169 Lelawood Circle
Nashville, TN 37209