FILE NO.: 066.011351TN\sms
LOAN NO.: 5056437\CONV

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

Davidson County DEEDTRS
Recvd: 04/10/01 08:52 2pgs
Fees:11.00 Taxes:53.65
20010410-0035066

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 21, 1999, and recorded in the Register's Office of Davidson County, Tennessee, at Book 11314, Page 839, ("Deed of Trust"), Virginia L. Stewart conveyed to John B. Phillip, 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 EMC Mortgage Corporation; and

WHEREAS, **EMC Mortgage Corporation,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Book 200102280018367,** 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 February 15, February 22, and March 1, 2001, in THE NASHVILLE RECORD, by which advertisement the sale was held on March 22, 2001, 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 **Roy T. Lee,** being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 14,500.00**; and

WHEREAS, **Roy T. Lee** 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 **Roy T. Lee** 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 **Roy T. Lee**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 180 of Block No. 1 on the Plan of F. O. Beazley's McFerrin Addition to East Nashville, as of record in Book 57, Page 136, Register's Office for said County. Said Lot No. 180 fronts to feet on the Westerly side of Myrtle Street extends back between parallel lines 150 feet to an alley. Being the same property conveyed to Virginia Stewart and Mavin Stewart, Jr. by deed from Virginia Stewart of record in Book 8512, page 162, Registers' Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Book 11306, Page 996, 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 **Roy T. Lee**, 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 22nd day of March, 2001.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 22nd day of March, 2001, 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 MY COMM. EXP. 4-17-2003 SHELBY CO., TN

My Commission Expires: 4/17/03

****

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 , 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 22nd DAY OF MARCH 2001.

Notary Public

TRACY L. SHARP NOTARY PUBLIC AT LARGE MY COMM. EXP. 4-17-2003 SHELBY CO., TN

My Commission Expires: 4/17/03

****

MSP No.: 066.011351TN (Stewart)
Lender Loan No.: 5056437
Property Address: 414 Myrtle Street, Nashville, TN 37206
Tax Parcel ID No.: 82-08;172.00

Mail Tax Notices To and Property Owner:
Roy T. Lee
412 Myrtle Street
Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,500.00

Roy T. Lee
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April 2001.

J. Chandler
Deputy Register