FILE NO.: 469.013323TN\alk
LOAN NO.: 0006661971\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: 04/27/01 10:51 2pgs
Fees:11.00 Taxes:185.44
20010427-0042494

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 22, 2000, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 200003080023990, ("Deed of Trust"), Perry Lewis and Donna Canfield conveyed to C. Thomas Cates, 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 First Union National Bank of Delaware; and

WHEREAS, **First Union National Bank of Delaware,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 200103130023723** 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 March 8, March 15, and March 22, 2001, in THE NASHVILLE RECORD, by which advertisement the sale was held on April 19, 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 **First Union National Bank of Delaware**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 50,119.95; 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 First Union National Bank of Delaware 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 **First Union National Bank of Delaware,** its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land lying in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee and described according to a survey made by J.R. Wauford & Co., Surveyors, February 28, 1953, as follows:
Beginning at a point on the east margin of Manchester Avenue, South 36 deg. 30' West 285 feet from the intersection of the East margin of said Avenue and the center line of the Hydes Ferry Pike; thence with the East margin of said Avenue, South 36 deg. 30' West 30 feet to an iron pin; thence South 53 dreg. 30' East 234 feet to an iron pin; thence North 36 deg. East 30 feet, and thence North 53 deg. 30' West 234 feet to the beginning.
Being the same property conveyed to the Grantor(s) herein by Warranty Deed being recorded immediately prior to the recording hereof.

The last recorded Warranty Deed was filed of record at Instrument200003080023989 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 **First Union National Bank of Delaware,** 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 19th day of April, 2001.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 19th day of April, 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. 4-12-2005 SHELBY CO., TN

My Commission Expires: 4-12-03

****

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 $ 50,119.95, 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 19th DAY OF APRIL, 2001.

Notary Public

TRACY L. SHARP NOTARY PUBLIC AT LARGE MY COMM. EXP. 4-12-2005 SHELBY CO., TN

My Commission Expires: 4-12-03

****

MSP No.: 469.013323TN (Lewis)
Lender Loan No.: 0006661971
Property Address: 1910 Manchester Avenue, Nashville, TN 37218
Tax Parcel ID No.: 69-16 ; 169.00

Mail Tax Notices To and Property Owner:
TMS Mortgage, Inc., dba The Money Store
9 Dunwoody Park, Suite 107
Atlanta, GA 30338