Davidson County DEEDTRS
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Fees:19.00 Taxes:785.66

20010509-0048244

This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

84-6 20

Responsible Taxpayer and Property Owner:

Name:
Mortgage Electronic Registration Systems, Inc., its Successors and/or Assigns, as nominee for Houseohld Finance Corp., its successors and/or assigns

Address:
636 Grand Regency Blvd.
Brandon, FL 33510

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $212,340.27 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 26th day of April, 2001

Notary Public
My Commission Expires:

MARGARET A. HARSHMAN
NOTARY PUBLIC, STATE OF COLORADO
My Commission Expires 02/12/2004

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under that Deed of Trust executed by Nieta Babb dated **10/19/99** and recorded **10/26/99** in Book **11716** at Page **537**, Register's Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **The Money Centre, Inc.** default having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in

accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Thursday, **April 2,6 2001** at 10:00 a.m. pursuant to the advertisement published in the **The News** and sent by mail to the Debtor and lienors of record, offer for sale, at **Front Door, Davidson County Courthouse, Nashville, TN** in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **Mortgage Electronic Registration Systems, Inc., its Successors and/or Assigns, as nominee for Household Finance Corp., its successors and/or assigns** became the highest and best bidder(s) at and for the sum of **$212,340.27** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **Mortgage Electronic Registration Systems, Inc., its Successors and/or Assigns, as nominee for Household Finance Corp., its successors and/or assigns** Grantee, the following described real estate, to wit:

SEE EXHIBIT "A" ATTACHED

To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the

covenants and warranties contained in the Deed of Trust recorded in Book **11716**, Page **537**., referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 26th day of April, 2001.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Margaret A. Harshman, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 26th day of April, 2001.

Margaret A. Harshman
Notary Public

MARGARET A. HARSHMAN
NOTARY PUBLIC, STATE OF COLORADO
My Commission Expires:
My Commission Expires 02/12/2004

Being Lot No. 135 on the Plan of Sunny Acres, Section V, as of record in Book 3300, page 15, Regsiter's Office for Davidson County, Tennessee.

Said Lot No. 135 begins at a point in the westerly margin of Rustic Court at the dividing line between Lots No. 135 and Lot 136; thence westerly along said dividing line, 150.5 feet to a point; thence northerly 218.7 feet to a point in the southerly margin of windemere Drive; thence easterly along the southerly margin of said Drive, 101.06 feet at the beginning of a curve; thence around said curve 38.74 feet to a point; thence southerly along the westerly margin of Rustic Court, 310 feet to the point of beginning.

Being the same property conveyed to the above named grantors by Deed of even date which instrument is being recorded simultaneously herewith.