BK 34

THIS INSTRUMENT PREPARED BY:
Leon Sharber, Attorney at Law
1161 Murfreesboro Road, Suite 505
Nashville, Tennessee 37217

SEND TAX BILL TO NEW OWNER
Francisco Martinez
312 Melpar Drive
Nashville, TN 37211-5406

Map: 71-08
Parcel: 156.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions provided for in a Deed of Trust dated June 30, 1998, to John M. Jordan, Trustee, executed by Billy Searcy and wife, Sanitra Searcy, as same appears of record in Book 11019, Page 517, Register's Office for Davidson County, Tennessee; and default having been made on the payment, obligation, terms and conditions, provided therein, and said default has not been corrected;

WHEREAS, the said Leon Sharber, has been appointed Substitute Trustee in Book 11202, page 316, said Register's Office, and is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and he is clothed with all the powers, duties and obligations contained; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instruments; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on April 26, 2001, and subsequent insertions appearing on May 3, 2001 and May 10, 2001, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, on May 18, 2001 at 12:00 Noon, being the time, and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time the said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Francisco Martinez and wife, Remedios Martinez at and for the sum of ONE

Davidson County DEEDTRS
Recvd: 05/31/01 09:20 3pgs
Fees:15.00 Taxes:177.60
20010531-0056220

THOUSAND AND NO/100($1,000.00)DOLLARS, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW THEREFORE, in consideration of the premises and the payment by Francisco Martinez and wife, Remedios Martinez, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Leon Sharber, Substitute Trustee, does hereby grant, bargain, sell and convey to the said Francisco Martinez and wife, Remedios Martinez, their heirs, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

> BEING Lot No. 120 on the Plan of Joywood Heights, Section 1, of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.
>
> For source of title reference is made to Book 11019, page 506, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Francisco Martinez and wife, Remedios Martinez, their heirs, successors and assigns, in fee simple forever, to whom the said Leon Sharber, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but no further of otherwise, and subject to a first mortgage of record in Book 11019, page 509, Register's Office for said County.

IN WITNESS WHEREOF, Leon Sharber, Substitute Trustee, has executed this instrument on the 18th day of May, 2001.

Leon Sharber

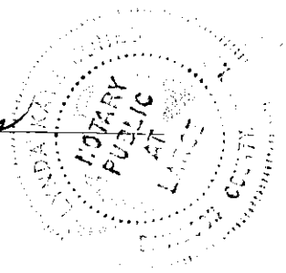
LEON SHARBER, SUBSTITUTE TRUSTEE

STATE OF TENENSSEE
COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Leon Sharber, Substitute Trustee, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 18th day of May, 2001.

Lynda Kaye Jones
NOTARY PUBLIC



My Commission Expires:
3/23/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, to the best of my knowledge and belief, for this transfer is $ 48,000.00

Francisco Mejia
AFFIANT

Sworn to and subscribed before
me this 18th day of May, 2001.

Leon Sharber
NOTARY PUBLIC

My Commission Expires:
1-18-05

