FILE NO.: 333.014455TN\zcd
LOAN NO.: 0012096921\CONV

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

Davidson County DEEDTRS
Recvd: 05/31/01 10:39 2pgs
Fees:11.00 Taxes:222.00

20010531-0056330

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 11, 1999, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 11539, Page 379, ("Deed of Trust"), Roger D. Sharpe and Sonya P. Sharpe conveyed to Wesley D. Turner, 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, **Ameriquest Mortgage Company,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 20010420-0039358**, 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 04/26/01, 05/03/01 & 05/10/01, in THE NASHVILLE RECORD, by which advertisement the sale was held on May 17, 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 **Ameriquest Mortgage Company**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 60,000.00; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to **Washington Mutual Bank, without recourse,** his/her successors and assigns;

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 Ameriquest Mortgage Company 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 **Washington Mutual Bank, without recourse,** his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lots Nos. 198, 199 and 200 on the Map of McEwen Place as of record in Book 332, Page 133, Register's Office for said County.

Said Lots No. 198, 199 and 200 front together 90 feet on the westerly side of North 17th Street and run back between parallel lines, with the northerly margin of Ordway Place, formerly Grove Avenue, 128 feet to an alley.

This being the same property conveyed to Roger D. Sharpe and Sonya P. Sharpe from William Lee Watson and Ruby Cooper Watson herein by deed dated 08/29/91 and recorded 09/10/91 in Deed Book 8439 at Page 552.

The last recorded Warranty Deed was filed of record at Book 8439, Page 552, 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 **Washington Mutual Bank, without recourse,** his/her 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 17th day of May, 2001.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 17th day of May, 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

My Commission Expires: 4-12-03

TRACY L. SHARPE NOTARY PUBLIC AT LARGE MY COMM. EXP. 4-12-2003 SHELBY CO., TN

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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 $ 60,000.00, 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 17th DAY OF MAY 2001.

Notary Public

My Commission Expires: 4-12-03

TRACY L. SHARPE NOTARY PUBLIC

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MSP No.: 333.014455TN (Sharpe)
Lender Loan No.: 0012096921
Property Address: 401 N. 17th Street, Nashville, TN 37206
Tax Parcel ID No.: 73-10; 38.00

Mail Tax Notices To and Property Owner:
Ameriquest Mortgage Company
505 South Main Street, Suite 6000
Orange, CA 92868