Davidson County DEEDTRS
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20010706-0072299

This instrument prepared by:

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

Inst. No. 20000209-0013249

Responsible Taxpayer and Property Owner:
Tax Parcel No. 119-01-0-00100

Name:
Mortgage Electronic Registration Systems, Inc.

Address:
636 Grand Regency Blvd.
Brandon, Fl 33510

Common Description: 2157 Sadler Avenue
Nashville, TN 37210
Legal Description: Being part of Lot No. 45, on the Plan of Sadler Place of record in Plat BOok 332, Page 31 (SEE EXHIBIT "A" ATTACHED)

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $38,444.00 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
28th day of June, 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 Joel B. Douglas and Mary P. Douglas dated **1/28/00** and recorded **2/9/00** at Inst. No. **20000209-0013249**, 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 **Accredited Home Lenders, 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, **6/28/01** 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 Systems, Inc.,** became the highest and best bidder(s) at and for the sum of **$38,444.00** 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 Systems, Inc.,** 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 Inst. No. **20000209-0013249.**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 28th day of June, 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 28th day of June, 2001.

Margaret A. Harshman
Notary Public

My Commission Expires:

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

Exhibit "A"

File Number: 200185

Being part of Lot No. 45, on the Plan of Sadler Place, of record in Plat Book 332, Page 31, Register's Office for Davidson county, Tennessee, described as follows:

Beginning at an iron pin in the northwest corner of Glenrose Avenue, also known as Mill Creek Road, and Sadler Avenue, northeasterly 50 feet to an iron pin; thence leaving the westerly margin of Sadler Avenue, N70 deg. 00'west, 100.4 feet to a point in the easterly right-of-way of said Railroad, southwesterly 91.38 feet to the northerly margin of Glenrose Avenue; thence with the northerly margin of Glenrose Avenue, S81 deg 42 ' E 124.5 feet to the point of beginning.

Included in this Description but specifically excluded herefrom is that property conveyed to Metropolitan Government for Nashville/Davidson County, described in the Agreed Final Order of record in Book 8860, Page 263, Register's Office for Davidson County, Tennessee, described as follows:

Being Part of Lot 45 on the Plan of Sadler Place of record in Book 332, Page 31, Register's Office for Davidson County, Tennessee, described as follows.

Right-of-Way: Beginning at the intersection of the existing northerly right-of-way line of Glenrose Avenue and the existing easterly right-of-way line of CSX Transportation to a point; thence N20 deg. 13'20"E, 12.29 feet along the existing easterly right-of-way Line of CSX Transportation to a point; thence S89 deg. 45' 31" E 103.96 feet to a point of curvature; thence northeasterly in a curve concave to the northwest having a radius of 25 feet a distance of 33.03 feet to a point of tangency on the existing westerly right-of-way line of Sadler Avenue; thence S14 deg. 32' 31" W, 31.93 feet along the existing westerly right-of-way line of Sadler Avenue to the intersection of the existing westerly right-of-way line of Sadler Avenue and the existing northerly right-of-way line of Glenrose Avenue; thence N 29 deg. 29" 51" W, 124.50, feet along the existing right-of-way line of Glenrose Avenue to the point of beginning, said tract containing 0.035 acres, more or less.

Temporary Construction Easement: Beginning at the point of intersection of the existing easterly right-of-way line of CSX Transportation and the proposed right-of-way of Glenrose Avenue; thence N20deg. 13' 20 " E., 5.22 feet along the existing easterly right-of-way of CSX Transportation to a point; thence S89 deg. 45' 31" E, 7.14 feet to a point on the proposed right-of-way line of Glenrose Avenue: thence southwesterly in a curve concave to the north having a radius of 25 feet and a distance of 16.09 feet to a point of tangency on the proposed right-of-way line of Gelenrose Avenue; thence N 89 deg. 45' 31" W., 103.96 feet along the proposed right-of-way line of Glenrose Avenue to the point of beginning, said easement containing 0.013 acres, more or less. Said Temporary construction easement to be abandoned upon completion of construction.

Driveway Improvement: Additional temporary construction easements for proposed driveway construction shall be as follows; 10 foot Along length of driveway and 20 foot along width of drive. Said additional temporary easement containing 0.005 acres, more or less. Said temporary construction easement to be abandoned upon completion of construction.

BEING the same property conveyed to Joel B. Douglas and Mary P. Douglas, husband and wife, by Deed dated February 28, 1996, of record in Deed Book 9968, Page 422, in the Office of the Clerk of the County Court of Davidson County, Tennessee.