Tennessee
Map # 11-0-18

Louis Potzer
Irwin # 62058904

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 4, 1998, and recorded in Book 11060, Page 24 in the Register's Office of Davidson County, Tennessee, Louis Fredrick Potzer, a married man, as his sole and separate property and wife, Vanda Ree Hamlett, conveyed to C. Thomas Cates, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20010517-0051364 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on June 26, 2001, at the Main (South) Door of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Irwin Mortgage Corporation, a corporation, being the highest and best bidder, became the purchaser of said property at and for the sum of Fifty Seven Thousand Dollars and 00/100; 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 the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Irwin Mortgage Corporation of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Irwin Mortgage Corporation, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Goodlettsville, County of Davidson, State of Tennessee, to-wit:

See legal description attached hereto.

Louis Potzer obtained title to the above referenced real estate by Deed of record in Book 11060, Page 20, Register's Office of Davidson County, Tennessee.

Davidson County DEEDTRS
Recvd: 07/16/01 12:44 3pgs
Fees:17.50 Taxes:210.90
20010716-0075200

Subject to any unpaid taxes.

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 Irwin Mortgage Corporation, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, 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 not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	10.00
Publication Expense	255.00
Attorney's Fees and Trustees Fees	500.00
Credit on Note	56,235.00
	$57,000.00

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on June 26, 2001 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 26, 2001 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Shelley S. Stewart
NOTARY PUBLIC

SHELLEY S. STEWART NOTARY PUBLIC AT LARGE MY COMM. EXP. 11-14-04 SHELBY CO., TN

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
2660 Greer Road,
Goodlettsville, Tennessee 37072

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Irwin Mortgage Corporation
11800 Exit Five Parkway
Fishers, IN 46038

Mortgagee: None

mail to:

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 57,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 2001
NOTARY PUBLIC Shelley S. Stewart
MY COMMISSION EXPIRES 11/14/04

SHELLEY S. STEWART NOTARY PUBLIC AT LARGE MY COMM. EXP. 11-14-04 SHELBY CO., TN

LAND in the Tenth Civil District of Davdison County, Tennessee, being a portion of the Waverly E. Williams property of record in Deed Book 4740, Page 808, in the Register's Office of said County, and being Tract 3 on the plat of a survey of the Division of said property dated May 5, 1988 by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513, and being more particularly described as follows:

BEGINNING at an iron pin in the easterly right-of-way (25 feet from the centerline) of Greer Road, said pin being northerly 1370.17 feet along said right-of-way from its intersection with the westerly boundary line of property owned by Martha Lois Morgan and Debbie L. Roberts, of record in Deed Book 5235, page 505 in the Register's Office of Davidson County, Tennessee; Thence, with said right-of-way, North 3° 40′ 52" East 109.53 feet to the beginning of a curve in said right-of-way concave to the West and having a radius of 4739.10 feet; Thence, with said curve and right-of-way, northerly an arc distance of 127.01 feet to an iron pin; Thence, leaving said right-of-way and severing the property of Waverly E. Williams, of record in Deed Book 4740, Page 808 in said Register's Office, as follows: South 87° 51′ 15" East 300.00 feet to an iron pin; North 2° 08′ 45" East 200.00 feet to an iron pin, North 25° 14′ 56" East 395.73 feet to an iron pin, South 29° 57′ 38" East 419.02 feet to an iron pin, South 75° 44′ 49" West 207.67 feet to an iron pin, South 4° 32′ 10" East 52.51 feet to an iron pin, South 19° 25′ 30" East 164.34 feet to an iron pin, South 8° 57′ 01" West 78.34 feet to an iron pin, South 67° 08′ 30" West 86.19 feet to an iron pin, South 84° 23′ 18" West 105.66 feet to an iron pin, South 73° 15′ 28" West 132.80 feet to an iron pin, South 87° 06′ 16" West 145.68 feet to an iron pin, North 86° 19′ 08" West 87.10 feet to the BEGINNING containing 5.10 acres.

The above described tract is benefited by and subject to a 50 foot wide easement for the purpose of ingress and egress, said easement extends 25 feet to each side of its centerline being more particularly described as follows:

BEGINNING at an iron pin in the easterly right-of-way of Greer Road, said pin being at the common corner of the above described trct and Tract 5 on said survey of the Waverly E. Williams property; Thence, with the common boundary line of said tracts as follows: South 86° 19′ 08" East 87.10 feet to an iron pin, North 87° 06′ 16" East 145.68 feet to an iron pin, North 73° 15′ 28" East 132.80 feet to an iron pin, North 84° 23′ 18" East 105.66 feet to an iron pin, North 67° 08′ 30" East 86.19 feet to an iron pin, North 8° 57′ 01" East 78.34 feet to an iron pin, North 19° 25′ 30" West 164.34 feet to an iron pin, North 4° 32′ 10" West 52.51 feet to an iron pin, North 75° 44′ 40" East 30.00 feet.

Included in this conveyance is a mobile home, being 1988 Fleetwood, Serial No. 147974.