FILE NO.: 198.017095TN\adt
LOAN NO.: 000803693\FHA

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Joel A. Freedman, Attorney
Morris, Schneider & Prior, L.L.C.
3300 N.E. Expressway, Building 8
Atlanta, GA 30341

PICK-UP

Davidson County DEEDTRS
Recvd: 07/23/01 14:51 2pgs
Fees:13.00 Taxes:25.37

20010723-0077887

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 20, 1971, and recorded in the Register's Office of Davidson County, Tennessee, at Book 4532, Page 3, ("Deed of Trust"), James Dozier and Kathryn C. Dozier conveyed to John G. Palmer, 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, the beneficial interest of said Deed of Trust was last transferred and assigned to Regions Mortgage, Inc.; and

WHEREAS, **Regions Mortgage, Inc.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20010606005924**8, 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 6/14/01, 6/21/01, 6/28/01, in THE NASHVILLE RECORD, by which advertisement the sale was held on July 12, 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 **Anthony Cherry**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 6,856.69**; and

WHEREAS, **Anthony Cherry** has/have 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 **Anthony Cherry** 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 **Anthony Cherry**, his/her/their 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 Lot No. 267 on the Plan of Haynes Estates, Section 6, as of record in Book 4300, page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 267 fronts 88 feet on the southerly side of Fairmeade Drive and runs back between lines, 126.96 feet on the easterly side and 139.60 feet on the westerly side, to a line at the rear on which it measures 62.28 feet thereon.

Being part of the same property conveyed to W.L. Bainbridge Company by deed from H. Lynn Greer, Jr., Trustee, of record in Book 4039, Page 572, Register's Office for Davidson County, Tennessee, and being the same property conveyed to James Dozier and wife, Kathryn C. Dozier by deed from W.L. Bainbridge Company, of record in Book 4532, Page 1, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Book 4532, Page 1, 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 forever, to **Anthony Cherry**, his/her/their successors and assigns, 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 12th day of July, 2001.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 12th day of July, 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.

CHERI CHRISTINE JONES NOTARY PUBLIC AT LARGE MY COMM. EXP. 12-29-04 SHELBY CO., TN

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

Cheri Christine Jones
Notary Public

My Commission Expires: 12-29-04

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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 $ 6,856.69, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

CHERI CHRISTINE JONES NOTARY PUBLIC AT LARGE MY COMM. EXP. 12-29-04 SHELBY CO., TN

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 12TH DAY OF JULY 2001.

Cheri Christine Jones
Notary Public

My Commission Expires: 12-29-04

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MSP No.: 198.017095TN (Dozier)
Lender Loan No.: 000803693
Property Address: 4084 Fairmeade, Nashville, TN 37418
Tax Parcel ID No.: 59-09;151.00

Mail Tax Notices To and Property Owner:
Anthony Cherry
1224 5th Ave., North
Nashville, TN 37208