Davidson County DEEDTRS
Recvd: 02/01/02 09:03 3pgs
Fees:18.50 Taxes:468.79
20020201-0014119

Tennessee
Map # 69-12-22

Vincent Sims
CHL # 4479798

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 31, 2001, and recorded in Instrument No. 20010619-0065103 in the Register's Office of Davidson County, Tennessee, Vincent F. Sims Sr. and Wife, Christine Sims, conveyed to Arnold M. Weiss, Attorney, 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, 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 December 18, 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 Countrywide Home Loans, Inc., a corporation, being the highest and best bidder, became the purchaser of said property at and for the sum of One Hundred Twenty Six Thousand Seven Hundred 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 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 Countrywide Home Loans, Inc. of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Trustee, does hereby grant, bargain, sell and convey to the said Countrywide Home Loans, Inc., its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

See legal description attached hereto.

Vincent F. Sims, Sr. obtained title to the above referenced real estate by Deed of record in Book 11459, Page 829, Register's Office of Davidson County, Tennessee.

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 Countrywide Home Loans, Inc., its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Trustee, but not further or otherwise.

The said Trustee has applied the consideration as follows:

Publication Expense	255.00
Attorney's Fees and Trustees Fees	550.00
Credit on Note	125,895.00
	$126,700.00

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, Trustee, has on December 18, 2001 hereunto set his hand and seal.

ARNOLD M. WEISS, Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On December 18, 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 Trustee and as his free act and deed.

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

Marci Frederick
NOTARY PUBLIC

MARCI FREDERICK NOTARY PUBLIC AT LARGE SHELBY CO. TN MY COMM. EXP. 08-3-05

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
3807 North Hydes Ferry Road,
Nashville, Tennessee 37218

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Countrywide Home Loans, Inc.
400 Countrywide Way
Simi Valley, CA 93065

Mortgagee: None

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

Mail to

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 126,700.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF
12/18 20 01
NOTARY PUBLIC Marci Frederick
MY COMMISSION EXPIRES

MARCI FREDERICK NOTARY PUBLIC AT LARGE SHELBY CO. TN MY COMM. EXP. 08-3-05

EXHIBIT A

Legal Description

A certain tract or parcel of land located in the 13th Civil District of Davidson County, Tenessee, being Lot No. 2 on the unrecorded map of Mosco W. Brown Farm, described according to a survey of George W. Watkins, Surveyor, dated October 19, 1949, as follows, to-wit:

Beginning at a point in Bettie Shannon's northeast line, being 249 feet northwesterly from said Shannon's easterly corner; thence North 33 deg. 45' East 366 feet to the center of Hydes Ferry Road; thence North 57 deg. 45' West 124 feet with the center of said Road, to a point; thence South 33 deg. 15' West 350 feet to a point in Bettie Shannon's line; thence South 49 deg. 15' East 96 feet to a post; thence South 46 deg. 30' east 28 feet to the point of beginning.

Being the same property conveyed to Vincent F. Sims, Sr., by Deed from Ann Celeste Sims, Executrix for the Estate of Jane Freeman Sims, executed on April 30, 1999, and filed for record on May 3, 1999, in Book 11459, page 829, Register's Office for said County.