Davidson County DEEDTRS
Recvd: 03/08/02 16:05 4pgs
Fees:22.00 Taxes:70.29
20020308-0029762

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (JMB)
3305 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
First Union National Bank Attn: ORE Dept.- Asset # TN010009 Post Office Box 52117 Jacksonville, Florida 32201-2117	Same	91-10/182

SUCCESSOR TRUSTEE'S SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollar ($1.00), the receipt of which is hereby acknowledged, John M. Baird, Successor Trustee, hereinafter called "Grantor," acting as Successor Trustee, only, has this day bargained and sold, and does hereby transfer and convey unto First Union National Bank, hereinafter called "Grantee," Grantee's successors, heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 3428, Page 478, ID#91-10-182, being known and designated as part of Lot 41, Subdivision of the B. F. Cockrill Farm, metes and bounds property, filed in Plat Book 161, Pages 134 and 135, by fee simple deed from Ervin Demonbreun and Mary Tom Hood Demonbreun, husband and wife, as set forth in Book 3428, Page 478, dated August 14, 1962, and recorded August 16, 1962, Davidson County Records, State of Tennessee.

This is improved property located at 5712 Robertson Avenue, Nashville, Davidson County, Tennessee 37209.

This conveyance is made pursuant to the powers conferred upon Grantor by that Deed of Trust ("Deed of Trust") executed October 6, 1999, by Wilfred R. Castro and Jane Castro, to Trste II, Inc., Trustee, appearing of record in Book 11714, page 898, Register's Office for Davidson County, Tennessee, with the Grantor having been appointed Successor Trustee by an instrument of record as Instrument Number 20020129-0012666, said Register's Office. As set forth in that Notice of Foreclosure Sale, a copy of which is attached hereto as Exhibit "A," published pursuant to the Deed of Trust and applicable law in the Nashville Record, default was made in the terms, conditions, provisions, and payments provided for in the Deed of Trust, and the sale at foreclosure of the above-described property was scheduled for Monday, March 4, 2002, at 11:15 a.m., at the front steps of the Davidson County Courthouse in Nashville, Davidson County, Tennessee. At that time, the foreclosure sale was held and concluded as provided in the foreclosure notice, with the Grantee constituting the highest bidder at such sale.

TO HAVE AND TO HOLD the said Property with all appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's successors, heirs and assigns, forever. Grantor, solely in Grantor's fiduciary capacity as Successor Trustee, covenants and binds himself, his successors in trust and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever are claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 5th day of March, 2002.

"GRANTOR"

John M. Baird, Successor Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, John M. Baird, Successor Trustee, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of March, 2002.

Notary Public

JENNIFER R. FREY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: October 25, 2003

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $18,998.00.

Affiant

SUBSCRIBED and sworn to before me, this 5th day of March, 2002.

Notary Public

JENNIFER R. FREY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: October 25, 2003

Exhibit "A"

NOTICE OF FORECLOSURE SALE

Default having occurred under that Deed of Trust (the "Deed of Trust") dated October 6, 1999, executed by Wilfred R. Castro and Jane Castro ("Grantor"), to Trste II, Inc., Trustee, the Deed of Trust being of record in Book 11714, page 898, Register's Office for Davidson County, Tennessee; and John M. Baird, having been duly appointed Successor Trustee by instrument of record as Instrument Number 20020129-0012666, said Register's Office;

NOW, THEREFORE, I, John M. Baird, as Successor Trustee and not otherwise, acting upon the demand of First Union National Bank, which is the lawful owner and holder of the indebtedness secured by the Deed of Trust, will, on

Monday, March 4, 2002

at 11:15 a.m. (eleven fifteen o'clock in the morning) at the South door of the Davidson County Courthouse in Nashville, Tennessee, sell to the highest bidder for cash, at public outcry, the real property (the "Property") in Davidson County, Tennessee, described as follows:

> All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 3428, Page 478, ID#91-10-182, being known and designated as part of Lot 41, Subdivision of the B. F. Cockrill Farm, metes and bounds property, filed in Plat Book 161, Pages 134 and 135, by fee simple deed from Ervin Demonbreun and Mary Tom Hood Demonbreun, husband and wife, as set forth in Book 3428, Page 478, dated August 14, 1962, and recorded August 16, 1962, Davidson County Records, State of Tennessee.

The street address of the Property is 5712 Robertson Avenue, Nashville, Davidson County, Tennessee 37209.

The map/parcel number of the Property is 91-10/182.

The Property sold pursuant to this Notice shall be sold "AS IS," and neither the Successor Trustee nor the beneficiary of the Deed of Trust, nor any agent or attorney therefor makes or shall make any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults under or the effect of this foreclosure sale upon the rights of any party under such a lease.

The sale of the Property shall be subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments, plus penalty and interest (if any), riparian rights, and any redemptive rights (including redemptive rights of any taxing authority by reason of any tax liens), plus any and all other rights, matters, and encumbrances superior in right to the lien of the Deed of Trust.

The sale of the Property may be adjourned by the Successor Trustee and may be reset at a later time and/or date by announcement at the time and place of the originally advertised sale and without any further publication. The sale of the Property shall be conducted for cash (or credit upon the indebtedness secured by the Deed of Trust if the lawful owner and holder thereof is the successful purchaser) to be tendered upon the conclusion of the bidding; provided, however, that prior to the sale of the Property, the Successor Trustee, acting on his own behalf or by and through one or more agents or representatives, announce different or additional terms pursuant to which the sale of the Property shall be conducted.

Other interested parties: Firstar Bank, N.A., 9321 Olive Boulevard, St. Louis, Missouri 63132; Fidelity National, L.P.S., as servicer for Firstar Corp., P. O. Box 19523, Irvine, California 92623-9523.

This 4 day of February, 2002.

John M. Baird, as Successor Trustee,
and ~~not otherwise~~
WHITE & REASOR, PLC
3305 West End Avenue
Nashville, Tennessee 37203
(615) 383-3345

WHITE & REASOR, PLC

By: _____
Steven L. West, Attorneys for
Successor Trustee

Insertion dates: February 7, 2002, February 14, 2002, and February 21, 2002

Newspaper for Publication: Nashville Record