Davidson County DEEDTRS
Recvd: 03/22/02 12:07 3pgs
Fees:18.00 Taxes:316.57
20020322-0035390

THIS INSTRUMENT PREPARED BY:
ANDREW B. GIBSON, JR., Attorney
GIBSON & GREGORY
201 Fourth Avenue, North
Suite 1900
Nashville, TN 37219

SUCCESSOR TRUSTEE'S DEED

ADDRESS NEW OWNER AND SEND TAX BILLS TO:

Mortgage Electronic Registration Systems, Inc.
C/o Household Financial Services
636 Grand Regency Blvd.—3rd Floor
Brandon, FL, 33510

MAP/PARCEL NUMBERS : Map 93-11-C, Parcel 20
FIELD BOOK :

THIS INSTRUMENT made and entered into this 22nd day of March 2002, by and between Andrew B. Gibson, Jr., Successor Trustee, and Mortgage Electronic Registration Systems, Inc., hereinafter referred to as Grantee.

WITNESSETH:

WHEREAS, by deed of trust executed on the 3rd day of January, 2001, of record under Instrument No.: 20010810-0086264, in Register's Office for Davidson County, Tennessee, Eric Ventling, an unmarried person, conveyed certain real property to I. Dyke Tatum, Trustee, of Nashville, Davidson County, Tennessee, for the purpose of securing the indebtedness described therein; and

WHEREAS, the aforesaid deed of trust was assigned to Mortgage Electronic Registration Systems, Inc., its successors and assigns, as nominee for Household Finance Corporation, its successors and assigns, G4318 Miller Rd., P.O. Box 2026, Flint, MI 48501-2026, under Instrument No. 20020118-0007650, to which reference is here made; and

WHEREAS, the owner and holder of the note evidencing the aforesaid indebtedness, as provided in said deed of trust and by instrument of record under Instrument No.: 20020122-0008699, in the Register's Office for Davidson County, Tennessee, appointed Andrew B. Gibson, Jr. as Successor Trustee and vested him with all of the rights, powers and privileges of the original Trustee named in said deed of trust; and

WHEREAS, the indebtedness secured by said deed of trust was not paid as agreed,

but default was made, and thereupon, at the request of Mortgage Electronic Registration Systems, Inc., the holder of said indebtedness, the Successor Trustee did commence foreclosure of said property pursuant to the provisions of said deed of trust; and

WHEREAS, on Friday, March 22, 2002, at 12:00 noon at the front entrance of the Courthouse in Nashville, Davidson County, Tennessee, said Successor Trustee offered said real estate for sale, subject to all restrictions of record, all unpaid taxes and any other prior mortgages and liens of record and in bar of the statutory right of redemption set forth in TCA '66-8-101, et. seq., homestead, dower, elective share, rights of appraisement or valuation, and all other rights and exemptions of every kind, all of which were expressly waived and conveyed in the aforesaid deed of trust, and after being cried for a reasonable time, the property was sold to the highest bidder, the same being the Grantees, for the sum of $85,560.00 and said sum was applied and credited by Mortgage Electronic Registration Systems, Inc. to the outstanding indebtedness, as by said deed of trust directed.

NOW, THEREFORE, this deed further witnesseth:

THAT for and in consideration of the said Grantee having credited to the secured indebtedness said sum of $85,560.00, as hereby acknowledged, the Successor Trustee has this day bargained and sold and does hereby sell, transfer and convey unto the said Grantee, its heirs, successors and assigns, forever, the following tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 20 on the Plan of Rutledge House Condominiums, of record in Plat Book 6200, page 318, amended in Book 11700, page 26, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Rutledge House Condominiums, a horizontal property regime established by Master Deed of record in Book 11687, page 739, said Register's Office.
>
> Being the same property conveyed to Eric W. Ventling, an unmarried person, from Rutledge House Limited by Warranty Deed of record under Instrument No. 20010418-0038299, Register's Office for Davidson County, Tennessee.

This is improved property known as 618 2nd Ave. South, Unit 20, Nashville, TN 37215.

TO HAVE AND TO HOLD the aforesaid real property and any improvements thereon unto the said Grantee, his heirs, successors and assigns, in fee simple, forever, and in bar of all rights of redemption.

AND said Successor Trustee does hereby transfer, assign and set over unto the

said Grantee all of the covenants and warranties in the aforesaid deed of trust and does hereby transfer, sell and convey unto said Grantee every right, title and interest which he as Successor Trustee holds by virtue of the said deed of trust and his appointment.

WITNESS the signature of the Successor Trustee on this the 22nd day of March 2002.

ANDREW B. GIBSON, JR.
Successor Trustee
GIBSON & GREGORY
201 Fourth Avenue, North
Suite 1900
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, PAMELA A. PHILLIPS, a notary public in and for the aforesaid state and county, the within named Andrew B. Gibson, Jr., Successor Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and executed the within instrument for the purposes therein contained.

Witness my hand and affixed seal in NASHVILLE, DAVIDSON ennessee, this 22nd day of MARCH, 2002.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer of $85,560.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of March, 2002.

NOTARY PUBLIC

Commission Expires: _____