FILE NO.: 226.A15672TN\bab
LOAN NO.: 3145653\MERS

PICK-UP

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

Davidson County DEEDTRS
Recvd: 04/11/02 12:04 2pgs
Fees:13.00 Taxes:360.11
20020411-0044980

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 11, 2000, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 200005120048303, ("Deed of Trust"), Sarita Greer married to Terry Greer conveyed to First Title Corporation, 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 ; and

WHEREAS, **Mortgage Electronic Registration Systems, Inc., its successors and assigns, as nominee for First Union National Bank, as Trustee of the Amortizing Residential Collateral Trust, Series 2000-BC3,,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200201150006243** 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 12/20/01, 12/27/01, & 1/3/02, in THE NASHVILLE RECORD, by which advertisement the sale was held on January 24, 2002, 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 **Action Real Estate, LLC**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 97,326.00**; and

WHEREAS, **Action Real Estate, LLC** 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 **Action Real Estate, LLC** 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 **Action Real Estate, LLC**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being Lot No. 8 on the Plan of Hickory Highlands Phase Two of record in Plat Book 6900, page* 561, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description. Being the same property conveyed to the within named grantors by deed recorded simultaneously herewith.

The last recorded Warranty Deed was filed of record at Instrument No. 200005120048302 in the Register's Office of Davidson County, Tennessee.

* Subject to all matters of record in Plat Book 9700 Page 681, Register's Office for 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 **Action Real Estate, LLC**, 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 24th day of January, 2002.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 24th day of January, 2002, 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.

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

Notary Public

My Commission Expires: My Commission Expires Dec. 14, 2004

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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 $ 97,326.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 24th DAY OF JANUARY 2002.

Notary Public

My Commission Expires: My Commission Expires Dec. 14, 2004

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MSP No.: 226.A15672TN (Greer)
Lender Loan No.: 3145653
Property Address: 4217 Kevinwood Court, Antioch, TN 37013
Tax Parcel ID No.: 163-01;7.00

Mail Tax Notices To and Property Owner:
Action Real Estate, LLC
141 West Market
Louisville, KY 40202