Davidson County DEEDTRS
Recvd: 04/11/02 16:23 3pgs
Fees:17.00 Taxes:0.00
20020411-0045337

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on September 30, 1998, Karla M. Griggs, an unmarried person, executed to Emmett James House and Bill R. McLaughlin, Trustees, a certain deed of trust conveying to them as Trustees, certain property hereinafter fully set forth and described, which deed of trust is of record in Book 11141, Page 422 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument No. 20020311-0030152 in said Register's Office, the above named trustee was replaced by E. Franklin Childress, Jr., Clifford D. Pierce, Jr. and Mary K. Alissandratos, as substitute trustees, any one of whom is empowered to serve with all the title, powers, and duties of the original Trustee named in said Deed of Trust described above; and

WHEREAS, default having been made in the payment of the debts and the performance of the obligations secured by said Deed of Trust, Union Planters Bank, National Association, the owner of the debt thereof, requested the undersigned to advertise and sell the security according to the terms thereof; and

WHEREAS, in accordance with said request, the said real estate described in said Deed of Trust was advertised for sale in THE NASHVILLE RECORD, a newspaper published in Nashville, Tennessee, the first insertion appearing on March 7, 2002, and subsequent insertions appearing on March 14, 2002 and March 21, 2002 giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, at twelve o'clock noon on Thursday, March 28, 2002, being the time and at the main entrance of the Courthouse, Nashville, Davidson County, Tennessee, being the place mentioned in said advertisement, the undersigned offered said real estate for sale in accordance with all the terms and requirements in said Deed of Trust and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Union Planters Bank, National Association, at and for the sum of $53,090.64 which is the highest and best bid in connection therewith;

WHEREAS, Union Planters Bank, National Association, directed and instructed the undersigned to transfer, convey and assign the real estate described in the Deed of Trust to the

Federal Home Loan Mortgage Corporation and to deliver the deed of reconveyance to said Department;

NOW, THEREFORE, the undersigned in consideration of the premises and the payment of said bid, which amount has been applied toward the payment of said indebtedness, hereby bargains, sells, conveys, and confirms unto said Federal Home Loan Mortgage Corporation, the following real estate situated and located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being UNIT No.12 on the Plan of Richland Place Condominiums, according to the Master Deed of record in Book 6100, page 222, in the Register's Office of Davidson County, Tennessee. And more particularly described in Plat Book 5200, Page 570 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Karla Griggs by deed from Al Beasley, Jr., dated September 30, 1998 in Book 11141, Page 419 Register's Office of Davidson County, Tennessee.

The conveyance of the aforesaid property is subject to unpaid property taxes, assessments, subdivision restrictions, building lines, and easements of record in the Davidson County Register's Office.

IN WITNESS WHEREOF, Mary K. Alissandratos, as Substitute Trustee has hereunto set her hand this the 28th day of March 2002.

Mary K. Alissandratos

MARY K. ALISSANDRATOS
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 28th day of March, 2002, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Mary K. Alissandratos, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed as Substitute Trustee.

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

NOTARY PUBLIC

ROSE A. BYBEE
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TN
My Commission Expires Sept. 27, 2005

My Commission Expires: 9-27-05

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $53,090.64 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary K. Sessandra 03
AFFIANT

Subscribed and sworn to before me on this 28th day of March, 2002.

NOTARY PUBLIC

My Commission Expires: 9-27-05

ROSE A. BYBEE NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN My Commission Expires Sept. 27, 2005

****

Conveyance to a Government Entity- Exempt from Payment of Transfer Tax

PROPERTY ADDRESS: 3520 West End Avenue #12
Nashville, TN 37205

OWNER: Federal Home Loan Mortgage Co

MAIL TAX NOTICE TO: Freddie Mac
1410 Spring Hill Road
McLean, VA 22102

PREPARED BY AND RETURN TO: WYATT, TARRANT & COMBS, LLP
1715 Aaron Brenner Drive, Suite 800
Memphis, Tennessee 38120-4367

TAX ID NO.:104-09-0-E-012.00 CO