Davidson County DEEDTRS
Recvd: 04/12/02 09:46 3pgs
Fees:18.00 Taxes:166.94
20020412-0045454

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of 12 September 2000, ANTONIA D. SCIPIO executed a certain Trust Deed to Thomas Michael Curtis, Trustee, for the purpose of securing the debt and obligations therein described, which Trust Deed is recorded under Instrument No. 20000918-0092159 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, Beneficial Tennessee, Inc., the holder and owner of the debt secured by said Trust Deed, having for reasons satisfactory to itself, under the provision of said Trust Deed, by instrument recorded in the Register's Office under Instrument No. 20020212-0018170, named and appointed the undersigned as Trustee in the place and stead of the said Thomas Michael Curtis; and

WHEREAS, default was made in the payment of the debt and obligations secured by said Trust Deed and the undersigned, as Substitute Trustee, was requested to advertise and sell the property conveyed by said Trust Deed in compliance with the provisions thereof; and

WHEREAS, the undersigned, as Substitute Trustee, did, in compliance with the provisions of said Trust Deed, advertise for sale the property conveyed by same, the advertisement of sale having been published in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee in the issues of 28 February, 7, 14 March 2002 of said newspaper, said sale having been advertised for Wednesday, 27 March 2002, commencing at 12:00 o'clock Noon on the front steps of the Davidson County Courthouse, 161 James Robertson Parkway, Nashville, Davidson County, Tennessee, at which time and place the property was offered for sale and sold; and

WHEREAS, the highest and best bid for said property was then and there made by Beneficial Tennessee, Inc., to-wit: a bid of Forty-Five Thousand One Hundred Twenty and No/100 Dollars ($45,120.00) for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, Richard J. Myers, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey to the said Beneficial Tennessee, Inc., the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5, ON THE MAP OF N. D. OVERALL'S SUBDIVISION OF THE PATTERSON LANDS, OF RECORD IN BOOK 421, PAGE 57, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF CLEMMONS STREET AND CARTER STREET, BEING THE SOUTHWEST CORNER OF SAID LOT NO. 5; THENCE WITH THE EASTERLY MARGIN OF CLEMMONS STREET, NORTHERLY 42 FEET TO THE CORNER OF LOTS 4 AND 5; THENCE EASTERLY WITH THE LINE BETWEEN SAID TWO LOTS, 150

PREPARED BY AND RETURN TO:

Richard J. Myers, Esq
Apperson, Crump & Maxwell, PLC
6000 Poplar Avenue, Suite 400
Memphis, TN 38119
(901) 756-6300

FEET TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH THE WESTERLY MARGIN OF SAID ALLEY, SOUTHERLY 72 ½ FEET TO THE NORTHERLY MARGIN OF CARTER STREET; THENCE WITH THE NORTHERLY MARGIN OF SAID STREET, WESTERLY 153 ½ FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED FROM MARY F. BEARD TO ANTONIA D. SCIPIO BY DEED RECORDED 10/2/1995, IN BOOK 9813, AT PAGE 14, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX MAP OR PARCEL ID NO.: 119.09-172

Property known as: 1081 Clemmons St., Nashville, TN 37210

TO HAVE AND TO HOLD, unto the said Beneficial Tennessee, Inc., its successors and assigns, in fee simple forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, but warrants the same against the lawful claims of all persons claiming by, through, and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above-described Trust Deed, and not further or otherwise.

This sale is made subject to any and all outstanding unpaid real property taxes upon the property as of the date of the Substitute Trustee's sale described herein, and any and all other prior restrictions, encumbrances, or liens of any nature.

The proceeds of this sale, the receipt of which the undersigned Substitute Trustee hereby acknowledges, have been applied as follows:

TOTAL BID		$45,120.00
Expenses:		
Recording Substitution of Trustee & Release	12.00	
Title Search	250.00	
Advertising	255.00	
Recording Substitute Trustee's Deed	184.94	
Unpaid Real Property Taxes as of Sale	701.72	
Attorney Fee and Costs	1,100.00	
TOTAL EXPENSES		2,503.66
BALANCE APPLIED TO THE MORTGAGE INDEBTEDNESS		$42,616.34

WITNESS, the signature of the undersigned, Richard J. Myers, Substitute Trustee, this 1st day of April, 2002.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this the 1st day of April, 2002, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Richard J. Myers, Substitute Trustee, to me known to be the person described, 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 at office the day and year above written.

Tangela Butler-Dears
Notary Public

My Commission Expires:
2-19-2003

TANGELA BUTLER-DEARS NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN. 2-19-03

PROPERTY ADDRESS:

1081 Clemmons St.
Nashville, TN 37210

SEND TAX BILLS TO:

Beneficial Tennessee, Inc.
P.O. Box 8362
Elmhurst, IL 60126-1058

Grantee: Beneficial Tennessee, Inc.
P.O. Box 8362
Elmhurst, TN 60126-1058

I, Richard J. Myers, 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 $45,120.00, 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 this 1st day of April, 2002.

Tangela Butler-Dears
Notary Public

My Commission Expires: 2-19-2003

TANGELA BUTLER-DEARS NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN. 2-19-03