Davidson County DEEDTRS
Recvd: 05/09/02 10:34 2pgs
Fees:13.00 Taxes:392.20
20020509-0057220

Tennessee
Map # 149-4-221

Joseph Brown
Eastern # 1521289916

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 18, 2000, and recorded in Instrument No. 20001027-0106435 in the Register's Office of Davidson County, Tennessee, Joseph L. Brown, divorced and not remarried and Martha L. Brown, widowed and not remarried, conveyed to Charles Patrick Flynn, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20020409-0043171 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on April 30, 2002, at the Main (South) Door of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Mount Carmel Enterprises, Inc., a corporation, being the highest and best bidder, became the purchaser of said property at and for the sum of One hundred Six Thousand Dollars and 00/100; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Mount Carmel Enterprises, Inc. of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Mount Carmel Enterprises, Inc., its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit: Land in Davidson County, Tennessee, being Lot No. 322 on the Plan of Edge-O-Lake Estates, Section IX, as of record in Book 3700, page 131, Register's Office for said County. Said Lot fronts 78.72 feet on the easterly side of Sailboat Drive and runs back between lines 155.55 feet on the northerly side and 132.96 feet on the southerly side to a broken line in the rear on which it measures 89.97 feet. This conveyance is subject to easements and/or setback lines of record in Book 3700, page 131, Register's Office for Davidson County, Tennessee.

Joseph Brown and Martha Brown obtained title to the above referenced real estate by Deed of record in Instrument No. 20001027-0106434, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Mount Carmel Enterprises, Inc., its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	12.00
Publication Expense	255.00
Attorney's Fees and Trustees Fees	550.00
Credit on Note	105,183.00
	$106,000.00

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on April 30, 2002 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On April 30, 2002 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

Shelley S. Stewart
NOTARY PUBLIC

SHELLEY S. STEWART NOTARY PUBLIC AT LARGE MY COMM. EXP. 11-14-04 SHELBY CO. TN

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
244 Sailboat Drive,
Nashville, Tennessee 37217

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Mount Carmel Enterprises, Inc.
C/O Eastern Savings Bank
11350 McCormick Road, Suite 200
Hunt Valley, MD 21031

Mortgagee: None

Mail To

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 106,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF
NOTARY PUBLIC Shelley S. Stewart 20 02
MY COMMISSION EXPIRES 11/14/04

SHELLEY S. STEWART NOTARY PUBLIC AT LARGE MY COMM. EXP. 11-14-04 SHELBY CO. TN