Return To:

TITLE ENTERPRISES, LLC
214 Centerview Dr., Ste. 225
Brentwood, TN 37027

FILE NO.: 416.002306TN\klw
LOAN NO.: 10056836\CONV

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Priority Trustee Services of TN,
L.L.C.
3300 N.E. Expressway, Building 8
Atlanta, GA 30341

Davidson County DEEDTRS
Recvd: 05/14/02 09:28 2pgs
Fees:13.00 Taxes:284.90

20020514-0058921

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 12, 1994, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument Number 9345, Page 884, ("Deed of Trust"), Derita C. Wilson conveyed to L. Patrick Sandlin, 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 Salomon Brothers Realty Corp.; and

WHEREAS, **Salomon Brothers Realty Corp.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument Number 200001100002, Page 964,** 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 5/31/01, 6/7/01 AND 6/14/01, in THE NASHVILLE RECORD, by which advertisement the sale was held on June 21, 2001, 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 **Salomon Brothers Realty Corp.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 77,000.00; and

WHEREAS, the owner and holder of said debt for which said property was sold has 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 Salomon Brothers Realty Corp. 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 **Salomon Brothers Realty Corp.,** its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 32 on the Plan of Addition to Greenwood Hills, Section 2, of record in Book 5200, Page 62 and as amended in Book 5516, Pages 11 and 931, Deed Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.
Being the same property conveyed to Derita C. Wilson, unmarried, by deed from Benno Von Hopffgarten, unmarried being recorded simultaneously herewith.

The last recorded Warranty Deed was filed of record at Instrument Number 9345, Page 881, in the Register's Office of 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 the said **Salomon Brothers Realty Corp.,** its successors and assigns forever, to 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 ~~day of June, 2001.~~ 1st day of May 2002

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this ~~day of June, 2001,~~ 1st day of May 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.

Michelle Stephens
Notary Public

My Commission Expires
October 11, 2005

My Commission Expires: _____

MICHELLE STEPHENS NOTARY PUBLIC AT LARGE SHELBY COUNTY

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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 $ 77,000.00, 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 1st DAY OF ~~JUNE~~ May ~~2001.~~ 2002

Michelle Stephens
Notary Public

My Commission Expires
October 11, 2005

My Commission Expires: _____

MICHELLE STEPHENS NOTARY PUBLIC AT LARGE SHELBY COUNTY

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MSP No.: 416.002306TN (Wilson)
Lender Loan No.: 10056836
Property Address: 212-214 Brevard Court, Nashville, TN 37211
Tax Parcel ID No.: 133-12; 309.00

Mail Tax Notices To and Property Owner:
Litton Loan Servicing
4828 Loop Central Drive
Houston, TX 77081