THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH, L.L.P.
6750 Lenox Center Court, Suite 202
MEMPHIS, TN 38115

Davidson County DEEDTRS
Recvd: 06/12/02 10:42 3pgs
Fees:18.00 Taxes:138.75
20020612-0071503

NAME: Leonard L. Moseley

S&K#: 00-1113
LOAN#: 9830094782

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 28, 1999, recorded in Book 11550, Page 749, Register's Office of DAVIDSON County, Tennessee, Leonard L. Moseley, conveyed to Emmett James House and Bill R. McLaughlin, Trustee, 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 200005150048392, in the Register's Office of DAVIDSON County, Tennessee; 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 sale Deed of Trust by which advertisement the sale was appointed to be held on June 5, 2002, at the DAVIDSON County Courthouse in Nashville, Tennessee, at 10:00 a.m.; 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 time the said property was struck off and sold to Union Planters Bank N.A., whose address is 215 Forrest Street, Hattiesburg, MS 39401, at and for the sum of $37,500.00, that being the highest and best bid offered; 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 Union Planters Bank N.A., the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Union Planters Bank N.A., 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:

Described property located in Davidson County, Tennessee, to wit:

Being part of Lot 11 on the Plan of C.H. Waller's Subdivision, of record in Book 547, Page 162, and also being known as Lot 11 and the south part of Lot 12 on the unrecorded plan of Myrtle Kirkpatrick's Re-subdivision of Lot Numbers 7 to 11 inclusive on said Waller's Subdivision, together with the east part of Bradford Avenue closed, by Instrument in Book 2443, page 571, Register's Office for Davidson County, Tennessee.

Said property fronts 55 feet on the northerly side of Creighton Street, and extends back between lines 188.7 feet of the westerly line and 187.25 feet on the easterly line to a dead line in the rear and measures 55 feet.

This legal description is identical with that in Trust Deed recorded in Book 11550, Page 749, Register's Office of DAVIDSON County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 11550, Page 749, Register's Office of DAVIDSON County, Tennessee.

The last warranty deed of record is Warranty Deed recorded in Book 11550, Page 746, Register's Office for DAVIDSON County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Union Planters Bank N.A., its successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, 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.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on June 5, 2002.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 5, 2002, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch 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 on the day and year above written.

JENA R. SINCLAIR NOTARY PUBLIC AT LARGE SHELBY CO. TN MY COMM EXP DEC. 20, 2005

My commission expires: 12/20/2005

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for

this transfer is $37,500.00, 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 June 5, 2002.

12/20/2005
My commission expires:

Notary Public

JENA A. SINCLAIR
MY COMM EXP
NOTARY PUBLIC AT LARGE
Dec. 20, 2005
SHELBY CO., TN

PROPERTY ADDRESS: 127 CREIGHTON AVENUE, NASHVILLE, TN 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Union Planters Bank N.A.
215 Forrest Street
Hattiesburg, MS 39401

S & K #:00-1113
Map & Parcel -83-3/6