FILE NO.: 381.018771TN\rym
LOAN NO.: 0042240754\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: 09/16/02 09:34 2pgs
Fees:13.00 Taxes:1034.22
20020916-0112109

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 30, 2000, and recorded in the Register's Office of Davidson County, TN, at Instrument No. 20001204-0118503, ("Deed of Trust"), Edward Saldana conveyed to Wesley D. Turner, 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 First Union National Bank; and

WHEREAS, **First Union National Bank,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20010807-0084643** in the Register's Office of Davidson County, TN; 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 TN and the terms and provisions of said Deed of Trust on 08/01/02, 08/08/02, 08/15/02, in THE NASHVILLE RECORD, by which advertisement the sale was held on August 29, 2002, at the Main South entrance in Nashville, Davidson County, TN, 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 **First Union National Bank**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 279,519.91; 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 First Union National Bank 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 **First Union National Bank,** its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

Being Lot No. 1 on the Re-subdivision of the Judith A. Butler property of record in Plat Instrument No. 200009210094041, Register's Office for Davidson County, Tennessee and described as follows: South 00 deg. 31 min. 57 sec. East 540.38 feet to a point; thence South 80 deg. 18 min. 01 sec. East 223.81 feet to a point; thence South 05 deg. 06 min. 40 sec. West 558.35 feet to a point; thence South 85 deg. 26 min. 47 sec. East 276.25 to the point of beginning.

Being the same property conveyed to the Grantor(s) by deed of even date being recorded simultaneously herewith.

The last recorded Warranty Deed was filed of record at Instrument No.20001204-0118502 in the Register's Office of Davidson County, TN.

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 **First Union National Bank,** 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.

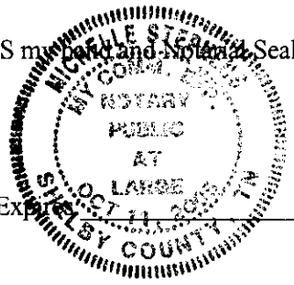
IN TESTIMONY WHEREOF, **Clifton E. Darnell,** Substitute Trustee, has hereunto set his hand, this 29 day of August, 2002.

Clifton E. Darnell
Substitute Trustee

STATE OF ~~GEORGIA~~ Tennessee
COUNTY OF ~~DEKALB~~ Shelby

On this 29 day of August, 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: _____

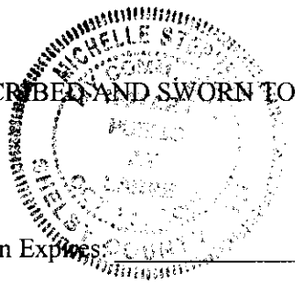
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STATE OF ~~GEORGIA~~ Tennessee
COUNTY OF ~~DEKALB~~ Shelby

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 $ 279,519.91, 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 29 DAY OF AUGUST 2002.



Michelle Stephens
Notary Public

My Commission Expires: _____

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MSP No.: 381.018771TN (Saldana)
Lender Loan No.: 0042240754
Property Address: 4273 Maxwell Road, Antioch, TN 37013
Tax Parcel ID No.: 176-00; 64.00 / 176-00, 28.00

Mail Tax Notices To and Property Owner:
Washington Mutual Bank, NA
9451 Corbin Avenue, Mail Stop N 01 02 04
Northridge, CA 91324