Davidson County DEEDTRS
Recvd: 10/03/02 16:11 3pgs
Fees:18.00 Taxes:260.78
20021003-0120962

Name and address of new owner:
Washington Mutual Finance
3405 McLemore Drive
Pensacola, Florida 32514
Attn: Brandy Jensen, Foreclosure Dept.

Send tax bills:
Same

Prepared by:
David G. Mangum, Attorney
2012 Eighth Avenue South
Nashville, TN 37204

MAP 133 GROUP 03 PARCEL 0/078.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated May 16, 2000, recorded in Instrument No. 20000516-0049295, of the Official Records of Davidson County, Tennessee, Wanda White Hall aka Wanda Pugh, conveyed to George P. Linebaugh, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated June 4, 2002, and recorded in Instrument No. 20020611-0071032, said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 22 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the *Nashville Business Journal,* a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of September 6, September 13 and September 20, 2002, stating that on Friday, September 27, 2002 at 12:00 Noon, at the front door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes, Register's Office for Davidson County, Tennessee; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to **Washington Mutual Finance**, its successors and assigns for $70,481.27, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, David G. Mangum, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said **Washington Mutual Finance**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, and further known as 3209 Colby Drive, Nashville, Tennessee, 37211, Map & Parcel #133-03-0/078.00, and further described as follows:

Being Lot No. 10 on the Map of Glencoe Acres, Section 3, as of record in Plat Book 2330, Page 28, of the Register's Office for Davidson County, Tennessee. Said Lot No. 10 fronts 83.6 feet on the westerly side of Colby Drive and runs back 202 feet on the north line and 198.1 feet on the south line to a dead line, measuring 66 feet thereon.

DEED REFERENCE:
Being the same property conveyed to Wanda White Hall by Quitclaim Deed from William Harold Hall, Jr., dated May 27, 1998, recorded May 29, 1998, in Book 10951, page 535, of the Register's Office of Davidson County, Tennessee. See also Book 4763, Page 496 of the same Office. See also Final Judgment of Divorce, Docket No. 91871, of the Fourth Circuit Court for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 27th day of September, 2002.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David G. Mangum**, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 27th day of September, 2002.

Kay E Farmer

Notary Public

My Commission Expires: 7-28-06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,481.27.

Affiant

Subscribed and sworn before me, this 27 day of September, 2002.

Notary Public

My Commission Expires: 9-28-06

DGM File #55630