Davidson County DEEDTRS
Recvd: 10/17/02 13:30 2pgs
Fees:12.00 Taxes:0.00
20021017-0127781

Tennessee
Map # 72-07-242

Kenneth Vaughn
CHL: 4554760

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 27, 1996, and recorded in Book 10211 Page 129 in the Register's Office of Davidson County, Tennessee, Kenneth W. Vaughn, An unmarried man and Brenda S.Collins, An Unmarried Woman, conveyed to Dale S. McKenzie, 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.# 20011210-0136028 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 October 1, 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 Federal National Mortgage Association, a corporation, being the highest and best bidder, became the purchaser of said property at and for the sum of FORTY FOUR THOUSAND ONE HUNDRED THIRTY EIGHT DOLLARS AND 50/100; 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 Federal National Mortgage Association 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 Federal National Mortgage Association, 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:

Being the easterly part of Lot No. 30 and all of Lot No. 31 on the Map showing subdivision of the Waters Place on Maxey Lane, as of record in Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee, described as follows: Beginning on the southerly margin of Oakhurst Avenue at the corner of Lots Nos. 31 and 32; thence , with the line between said two lots southwardly 150 feet to the northerly margin of an alley; thence, with said alley, westwardly 128.75 feet to the southeast corner of the property conveyed to Margaret Gwin of deed from R. B. Baxensale of record in Book 919, Page 87 Register's Office for Davidson County, Tennessee; thence with Gwin's easterly line, northwardly 157 feet, more or less to the southerly margin of Oakhurst Avenue, thence,with said avenue, eastwardly 80.5 to the beginning.

Kenneth Vaughn and Brenda Collins obtained title to the above referenced real estate by Deed of record in Book 10211, Page 126, 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 Federal National Mortgage Association, 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	43,321.50
	$44,138.50

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 October 1, 2002 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On October 1, 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.

Brenda Doyle
NOTARY PUBLIC

BRENDA DOYLE NOTARY PUBLIC AT LARGE MY COMM. EXP. 11-14-04 SHELBY CO., TN

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
1304 Oakhurst Drive,
Nashville, Tennessee 37216

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Federal National Mortgage Association
C/O COUNTRYWIDE HOME LOANS, INC.
7105 CORPORATE DRIVE PTX-B-32
PLANO, TX 75024

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
$ exempt
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY
Oct. 14 2002
NOTARY PUBLIC Brenda Doyle
MY COMMISSION EXPIRES 11-14-04

BRENDA DOYLE NOTARY PUBLIC AT LARGE MY COMM. EXP. 11-14-04 SHELBY CO., TN