Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

Davidson County DEEDTRS
Recvd: 11/14/02 10:16 2pgs
Fees:13.00 Taxes:381.16
20021114-0141119

This Instrument was prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Avenue, Suite 322
Memphis, Tennessee 38117
901.525.2427

5055314)

SUBSTITUTE TRUSTEE'S DEED

On the 4th day of October, 1996, ANNE M. HOWELL and husband, ALBERT L. HOWELL executed a Deed of Trust to Robbie McLean as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee in Book 10218, Page 891 and Paul N. Royal of Shelby County, Tennessee was substituted in her place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee in Instrument No. 20020626-0076574.

The property is known as 2940 Starboard Drive, Nashville, Tennessee 37217 and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in The Nashville Record newspaper, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on July 11, July 18 and July 25, 2002. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Friday, August 2, 2002 at 12:00 noon and at the place mentioned in the advertisement which was the South Lobby of the Davidson County Courthouse in Nashville, Tennessee. The said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to EMC MORTGAGE CORPORATION for the sum of $103,015.00, which was the highest and best valid bid offered, and the purchaser, EMC MORTGAGE CORPORATION has complied with its bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, Paul N. Royal, Substitute Trustee, does hereby bargain, sells, and conveys unto the said EMC MORTGAGE CORPORATION, the property above mentioned and now more fully described as follows:

Land in Davidson County Tennessee, being Lot NO. 46 on the Plan of Habour Town Village, Section II, of record in Book 4675, pages 146 - 147, Register's Office for Davidson County, Tennessee.

Being the property described by deed of record in Book 10218, Page 888, in the Register's Office for Davidson County, TN.

Parcel No. 136-14-0120.00

The said Paul N. Royal, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said Paul N. Royal, Substitute Trustee, has hereunto set his hand this 2nd day of August, 2002.

PAUL N. ROYAL, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 2nd day of August, 2002, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared Paul N. Royal, 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 at office the day and year above written.

NOTARY PUBLIC

TATUM PARNELL NOTARY PUBLIC AT LARGE My Commission Expires Mar. 20, 2004 SHELBY COUNTY, TN

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is, $103,015.00, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me this 2nd day of August, 2002.

NOTARY PUBLIC

TATUM PARNELL NOTARY PUBLIC AT LARGE My Commission Expires Mar. 20, 2004 SHELBY COUNTY, TN

FOR REGISTER'S USE ONLY

Property Address:
2940 Starboard Drive
Nashville, TN

GRANTEE & Send Tax Notice to:
Bankers Trust Company of California, NA
c/o EMC Mortgage Corporation
P.O. Box 141358
Irving, TX 75014-1358

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