Davidson County DEEDTRS
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Fees:17.00 Taxes:0.00
20030115-0006297

THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH, L.L.P.
6750 LENOX CENTER COURT, SUITE 202
MEMPHIS, TN 38115

Tennessee VA

Name: James W. Tomlinson
S&K#: 02-3177
VA #: 0202060449116
Loan #: 8004138858

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 16, 1996, recorded in Book 10312, Page 842, Register's Office of DAVIDSON County, Tennessee, James W. Tomlinson, a married man, joined by his wife, Janice L. Tomlinson conveyed to Mary Frances Rudy, 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 20021108-0138162, 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 January 8, 2003 at the DAVIDSON County Courthouse in Nashville Tennessee, at 10:00 AM; 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 WASHINGTON MUTUAL BANK, FA, successor in interest to Fleet Mortgage Corp., whose address is P.O. Box 1169 Milwaukee, WI 53201-1169, at and for the sum of $54,343.87, that being the highest and best bid offered; and,

WHEREAS, the said WASHINGTON MUTUAL BANK, FA, successor in interest to Fleet Mortgage Corp. has assigned its interests in the said property to Secretary of Veterans Affairs, an Officer of the United States of America, his successors and assigns; 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 WASHINGTON MUTUAL BANK, FA, successor in interest to Fleet Mortgage Corp., the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Denise Griffin, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Secretary of Veterans Affairs, an Officer of the United States of America, his 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:

Unit Number 105 as created and established by the Master Deed and Bylaws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, Page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, Page 612, said Register's Office, and as shown and described on the Plan for Poplar Glen, Phase I, of record in Book 6900, Page 646, Register's Office for Davidson County, Tennessee, to all of which reference is here made for a more complete description, together with an undivided percentage interest in Common Elements allocated to said Unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.

This legal description is identical with that in Deed recorded in Book 10312, Page 842, 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 10312, Page 842, Register's Office of DAVIDSON County, Tennessee.

The last quit claim deed of record is Quit Claim Deed, recorded in Book 8892, Page 419, Register's Office for DAVIDSON County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements and any other matter of record.

This conveyance is subject to the right of the United States of America to redeem the land as provided for in 26 U.S.C. 7425 (d)(1). Attached hereto is a copy of said notice.

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 Secretary of Veterans Affairs, an Officer of the United States of America, his successors and assigns, in fee simple forever, to whom the said Denise Griffin, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Denise Griffin, Substitute Trustee, has hereunto set its hand and seal on the 8th day of January, 2003.

Denise Griffin, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 8th day of January, 2003, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Denise Griffin to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she 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.

12/20/05
My commission expires:

JENA R. SINCLAIR NOTARY PUBLIC AT LARGE SHELBY CO., TN
My Comm. Exp. 12-20-05

Notary Public

02-3177

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 423 LEMONT DRIVE #105, , NASHVILLE, TN, 37216

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Secretary of Veterans Affairs
c/o Director, VA Regional Office
110 9th Avenue, S.
Nashville, TN 37203

S & K File #02-3177
Map & Parcel - 61-5-A/33