Davidson County DEEDTRS
Recvd: 01/31/03 08:39 2pgs
Fees:13.00 Taxes:296.00
20030131-0013305

Tennessee
Map # 84-14-78

Thomas Starkey
UPLAND: 1001112648

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 22, 2000, and recorded in Instrument No. 200004280042110 in the Register's Office of Davidson County, Tennessee, Thomas Dennis Starkey Jr., and Brenda Faye Starkey, conveyed to Jeffrey M. Ruben, 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. 20020625-0076071 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 January 21, 2003, 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 TIGER RELOCATION CO., a corporation, being the highest and best bidder, became the purchaser of said property at and for the sum of EIGHTY THOUSAND DOLLARS AND 00/100; 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 TIGER RELOCATION CO. 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 TIGER RELOCATION CO., 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:

Land in Davidson County, Tennessee, being Lot #23 on the plan of Walnut Grove, as of record in Book 2133, Page 87, Register's Office for said County, and described as follows: Beginning at a point in the westerly margin of Barker Road at the corner of Lots 22 and 23; thence with the line between said lots westerly 90 feet to a corner of Lt 24; thence with the line between said Lots 23 and 24, northly 168 feet to the same easterly 123.4 feet to the beginning of a curve; thence around said curve southeasterly 39.3 feet to the westerly margin of Baker Road; thence with the margin of the same southerly 155 feet to the point of beginning. This conveyance is made subject to restrictions of record in Book 2271, Page 541, and the Plan of record in Book 2133, page 87, Register's Office for said County, which shows a 50 ft. set-back line from Theodore Road and from Barker Road, and a 10 ft. easement along the southerly line for public utilities and anchor easement 3x 15 ft. on Barker Road at the concrete monument near the intersection of Theodore Road.

Thomas Starkey Jr. and Brenda Starkey obtained title to the above referenced real estate by Deed of record in Book: 6901, Page: 955, 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 TIGER RELOCATION CO., 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	79,183.00
	$80,000.00

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 January 21, 2003 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 21, 2003 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.

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
232 Barker Road,
Nashville, Tennessee 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

TIGER RELOCATION CO.
C/O UPLAND MORTGAGE
BALAPOINTE OFFFICE CENTRE
111 PRESIDENTIAL BOULEVARD
BALA CYNWYD, PA 19004

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
$ 80,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF JAN 20 03
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