THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH, L.L.P.
6750 Lenox Center Court, Suite 202
MEMPHIS, TN 38115

Davidson County DEEDTRS
Recvd: 04/23/03 09:30 2pgs
Fees:13.00 Taxes:377.05
20030423-0053914

NAME: Nam T. Nguyen
And Huynh H. Nguyen
S&K#: 02-1200
LOAN#: 16751774

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 26, 2001, recorded in Instrument No. 20010405-0033267, Register's Office of DAVIDSON County, Tennessee, Nam T. Nguyen and Huynh H. Nguyen, husband and wife, and Thi Thanh Tung Vo, conveyed to Rudy Title, 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 20020812-0097212, in the 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 September 18, 2002, 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 MORTGAGE ELECTRONIC REGISTRATCION SYSTEMS, INC., whose address is 8120 Nations Way Building 100 Jacksonville, FL 32256, at and for the sum of $101,904.71, that being the highest and best bid offered; 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 MORTGAGE ELECTRONIC REGISTRATCION SYSTEMS, INC., 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 MORTGAGE ELECTRONIC REGISTRATCION SYSTEMS, INC., 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:

Described property located in Davidson County, Tennessee to wit:

Lot Number 113 on the Plat of Cedarwood Estates, Section 2, as of record in Book 4860, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made a more complete and accurate legal description.

This legal description is identical with that in Deed recorded in Instrument No. 20010405-0033267, Register's Office of DAVIDSON County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20010405-0033267, Register's Office of DAVIDSON County, Tennessee.

The last quit claim deed of record is Quitclaim Deed, recorded in Instrument No. 20010416- 0036733, Register's Office for DAVIDSON County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

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 MORTGAGE ELECTRONIC REGISTRATCION SYSTEMS, INC., its 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 him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Denise Griffin, Substitute Trustee, has hereunto set his hand and seal on September 18, 2003.

Denise Griffin, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On September 18, 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 he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office on the day and year above written.

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

12/20/05
My commission expires Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $101,904.71, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on September 18, 2002.

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

12/20/05
My commission expires Notary Public

PROPERTY ADDRESS: 233 CEDARCREEK DRIVE, , NASHVILLE, TN, 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
MORTGAGE ELECTRONIC REGISTRATCION SYSTEMS, INC.
8120 Nations Way Building 100
Jacksonville, FL 32256

S & K #:02-1200
Map & Parcel - 162-13/61