This instrument prepared by
Allen J. Ware, Jr., Atty.
531 South Gay St., Suite 911
Knoxville, TN 37902

Davidson County DEEDTRS
Recvd: 05/14/03 08:58 3pgs
Fees:17.00 Taxes:0.00
20030514-0065059

TRUSTEE'S DEED

THIS INDENTURE made and entered into on this the 2nd day of May, 2003, by and between ALLEN J. WARE, JR., SUBSTITUTE TRUSTEE, First Party, and FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized under and existing pursuant to the laws of the United States, Second Party.

W I T N E S S E T H

WHEREAS, by Deed of Trust dated November 19, 1998, and recorded in Trust Book 11224, page 777, in the Register's Office of Davidson County, Tennessee, Neal E. Fox and wife, Tanya Fox, conveyed to Heidi L. Morrow, Trustee, the hereinafter described property to secure a promissory note in the original principal sum of Sixty Nine Thousand dollars ($69,000.00), and

WHEREAS, Liberty Mortgage Corporation, the owner and holder of the indebtedness due therein, has appointed Allen J. Ware, Jr. as Substitute Trustee, which Appointment of Substitute Trustee is dated March 14, 2003, and is of record in Instrument No. 20030325-0039314, in the Register's Office of Davidson County, Tennessee, and

WHEREAS, default was made in the payment of said principal note and the holder thereof has directed First Party to advertise and sell said property in satisfaction of said indebtedness and the costs of foreclosure, in accordance with the terms and provisions of the said promissory note and the Deed of Trust, and

WHEREAS, First Party did advertise said property for sale in accordance with the terms of said Deed of Trust, notice of same and place of said sale being published in the Nashville Record of Nashville, Tennessee, on April 10, 17 and 24, 2003, and

WHEREAS, pursuant to said notice, First Party did offer said property for sale on the front steps of the old Ben West Library Building (225 Polk Avenue) in downtown Nashville, Davidson County, Tennessee, on May 2, 2003, at or about Eleven O'clock A.M. CT, and Liberty Mortgage Corporation being the highest and best bidders thereof, became the purchaser of said property at and for the sum of Seventy Two Thousand One Hundred One Dollars and 50/100 ($72,101.50), and thereafter assigned in writing its said bid to second party, and said sum of said bid having been paid, the receipt of which is hereby acknowledged.

NOW, THEREFORE, for and in consideration of the premises First Party has this day bargained and sold and does hereby transfer and convey unto Second Party, the said Federal National Mortgage Association, its successors and assigns, the following described real estate in Davidson County, Tennessee, to wit:

The following described real estate situate, lying and being in the County of Davidson, State of Tennessee, to wit:

BEING Lot No. 3A on the plan of zone lot division Lot 3 Hunters Point Subdivision, as of record in Book 6250, page 184, Register's Office, Davidson County, Tennessee to which plan reference is hereby made for a more accurate description.

BEING the same property conveyed to Neal E. Fox and Tanya Fox by Deed dated July 28, 1995 and of record in Warranty Deed Book 9750, page 374, Register's Office, Davidson County, Tennessee.

(5110 Hunters Point Lane, Hermitage, Tennessee 37076)

TO HAVE AND TO HOLD the aforesaid real estate unto said Second Party, his successors and assigns, forever, and in bar of all equities of redemption, the statutory right of redemption, homestead, dower and all other rights or exemptions of every kind.

And I, Allen J. Ware, Jr., Substitute Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said land only as to such title coming through or by me to the said Second Party, his successors and assigns, against the lawful claims of all persons whomsoever.

ALLEN J. WARE, JR., SUBSTITUTE TRUSTEE

First Party

STATE OF TENNESSEE

COUNTY OF KNOX

Personally appeared before me Amy J. Massengill, a Notary Public in and for said County and State, the within named ALLEN J. WARE, JR., SUBSTITUTE TRUSTEE, the bargainer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at the office in Knoxville, Tennessee, this 5th day of May 2003.

NOTARY PUBLIC

My commission expires:
Nov. 29, 2005

Responsible taxpayer:
Federal National Mortgage Association
c/o Branch Banking & Trust Company
P. O. Box 2027
Greenville, SC 29602-2027

Tax ID# 098-05-102.00