Davidson County DEEDTRS
Recvd: 07/12/03 11:35 2pgs
Fees:12.00 Taxes:0.00
20030712-0097362

Tennessee
Map # 52-1-322

Daryl Highers
AEGIS: 29302076

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 15, 2001, and recorded in Instrument No. 20010222-0016472 in the Register's Office of Davidson County, Tennessee, Daryl Wayne Highers, a single man, conveyed to John B. Philip, 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.# 20030516-0067245 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 June 17, 2003, at the outside the door of the Register of Deeds office located at 501 Broadway Suite 501, Gaylord Entertainment Center 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of SEVENTY FOUR THOUSAND SIX HUNDRED 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 2 on the unrecorded resubdivision of Lot No. 10 on the Map of Madison Park subdivision, as of record in Book 421, page 184, Register's Office for said County, described as follows: Beginning at a point in the south margin of Neely's Bend Road in the line between Lots Nos. 1 and 2, of said unrecorded resubdivision; thence along the line between Lots 1 and 2, South 2 degrees 51' West 398.1 feet to a stake in the northerly line of the Webb Hayes property; thence with his line North 37 degrees 30' East 125.8 feet to the southwest corner of part of Lot no. 2, conveyed to Earnest E. Tomlinson, Jr and wife, by deed from D.C. Traylor and wife, as of record in Book 2345, page 59; thence along Tomlinson's west line, North 2 degrees 45' East 294.8 feet to a point in the south margin of Neely's Bend Road; thence with the margin of the same, west 71 feet to the point of beginning.

Daryl Highers obtained title to the above referenced real estate by Deed of record in INSTRUMENT NO.# 20010222-0016470, 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION, 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	73,783.00
	$74,600.00

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 June 17, 2003 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 17, 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
520 Neeleys Bend Road,
Madison, Tennessee 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

FEDERAL NATIONAL MORTGAGE ASSOCIATION
C/O AEGIS MORTGAGE CORPORATION
5208 WEST RENO SUITE 255
OKLAHOMA CITY, OK 73127

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

RETURN TO:→

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$**********EXEMPT**********
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 2003
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