Davidson County DEEDTRS
Recvd: 07/23/03 13:39 3pgs
Fees:17.00 Taxes:0.00
20030723-0103201

Tennessee
Map # 181-0-188
& 181-0-61

Steven Townley
CENDANT: 0013743430

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 15, 2000, and recorded in Instrument No. 20001220-0124965 in the Register's Office of Davidson County, Tennessee, Steven P. Townley, A married Person and Beverly J. Townley, A Married Person, Husband and wife, conveyed to Larry N. Westbrook, Esq., 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. 20030527-0071067 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 24, 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 TWO HUNDRED TWENTY THOUSAND FIVE 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 Antioch, County of Davidson, State of Tennessee, to-wit:

"PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO:"

Steven Townley and wife Beverly Townley obtained title to the above referenced real estate by Deed of record in INSTRUMENT NO.# 200001310009952, 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	219,683.00
	$220,500.00

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 24, 2003 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 24, 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

My Commission Expires:

BRENDA DOYLE NOTARY PUBLIC AT LARGE SHELBY CO. TN MY COMM. EXP. 11-14-04

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
6287 Pettus Road,
Antioch, Tennessee 37011

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Federal National Mortgage Association
C/O CENDANT MORTGAGE CORPORATION
6000 ATRIUM WAY
MT. LAUREL, NJ 08054

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 DAY OF July 16 20 03
NOTARY PUBLIC Brenda Doyle
MY COMMISSION EXPIRES 11-14-04

BRENDA DOYLE NOTARY PUBLIC AT LARGE SHELBY CO. TN MY COMM. EXP. 11-14-04

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT NO. 1:
LAND in the 5th formerly the 6th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, February 8, 1959, as follows:

BEGINNING in the centerline of Pettus Road at a point South 87 degrees 45 minutes East 980 feet from the southwest corner of the property conveyed to P. M. Chaffin and wife, et al, by deed from Melus Rhodes Dickinson, of record in Book 2862, Page 359, Register's Office for Davidson County, Tennessee; thence, North 2 degrees 45 minutes East, passing an iron pin on the northerly margin of said Road, 1090 feet to an iron pin; thence, South 87 degrees 45 minutes East 200 feet to an iron pin; thence, South 2 degrees 45 minutes West 1090 feet, passing an iron pin on the northerly margin of said Road, to the center of Pettus Road; thence, with the center of said road, North 87 degrees 45 minutes West 200 feet to the beginning, containing 5 acres, more or less.

TRACT NO. 2:
LAND in the 5th formerly the 6th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyors, February 21, 1959, as follows:

BEGINNING in the center of Pettus Road at the southwest corner of the property conveyed to Russell D. Ray and wife, by deed from P. M. Chaffin and wife, et al, of record in Book 3032, Page 560, Register's Office for Davidson County, Tennessee; thence, with said Ray's southern boundary line, North 42 degrees West 790 feet to a point in the easterly boundary line of the property conveyed to Joseph Bryan King and wife, by deed from P. M. Chaffin and wife, et al, of record in Book 2878, Page 503, said Register's Office; thence, with said King's eastern boundary line, South 2 degrees 46 minutes West 657 feet to the center of Pettus Road; thence, with the center of the same easterly 267 feet and continuing with the same around a slight curve having a radius of 450 feet, northeasterly 309 feet to the beginning, containing 4-1/4 acres, more or less.