Davidson County DEEDTRS
Recvd: 07/29/03 08:59 3pgs
Fees:13.00 Taxes:179.89
20030729-0106186

Parcel ID: 75-7-272

Return by mail to:

KIM A. JONES
SECURITY TRUST
7119 E. SHEA BLVD., #109-466
SCOTTSDALE, AZ 85254

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $0.

SUBSTITUTE TRUSTEE'S DEED
RECORDING COVER PAGE

SEE ATTACHED SUBSTITUTE TRUSTEE'S DEED

Prepared By: _____
Kim A. Jones, Documentation Specialist

THIS INSTRUMENT PREPARED BY
LAW OFFICES OF SHAPIRO & KIRSCH
6750 LENOX CENTER COURT, SUITE 202
MEMPHIS, TN 38115

NAME: Lawrence J. Delpapa
and Cheryl L. Cooper
S&K#: 03-0071
LOAN#: 817855

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 30, 1985, recorded in Book 6723, Page 232, and modified in Book 7019, Page 53 and further modified in Book 7566, Page 854 and modification re-recorded in Book 7579, Page 322, Register's Office of DAVIDSON County, Tennessee, Marion Thurman, conveyed to Attorneys Title Company, Inc., 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 No. 20030303-0027517, 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 June 11, 2003, at the DAVIDSON County Courthouse in Nashville, Tennessee, at 10:00 a.m.; 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 James E. Schillinger, Trustee, Security Trust, a pension plan for Transwest Financial, L.L.C., whose address is 7119 East Shea Boulevard, #109-466, Scottsdale, AZ 85254, at and for the sum of $48,617.88 that being the highest and best bid offered; and,

WHEREAS, the purchaser, 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 James E. Schillinger, Trustee, Security Trust, a pension plan for Transwest Financial, L.L.C., 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 James E. Schillinger, Trustee, Security Trust, a pension plan for Transwest Financial, L.L.C., its beneficiaries, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Hermitage, County of DAVIDSON, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 49B, on the Plan of Rachel's Square, Section Two, Zone Lot Division Lots 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77, and 79, as shown on the plan of record in Book 6250, Page 541, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This legal description is identical with that in Trust Deed recorded in Book 6723, Page 232, and modified in Book 7019, Page 53 and further modified in Book 7566, Page 854 and modification re-recorded in Book 7579, Page 322, Register's Office of DAVIDSON County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 6723, Page 232, and modified in Book 7019, Page 53 and further modified in Book 7566, Page 854 and modification re-recorded in Book 7579, Page 322, Register's Office of DAVIDSON County, Tennessee.

The last warranty deed of record is Warranty Deed recorded in Book 7566, Page 851, Register's Office for DAVIDSON County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens.

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 James E. Schillinger, Trustee, Security Trust, a pension plan for Transwest Financial, L.L.C., its beneficiaries, 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 June 11, 2003.

Denise Griffin, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 11, 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 the day above written.

JERRY 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 $48,617.88, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James E. Schillinger
Affiant

Subscribed and sworn to before me on the 24th day of June, 2003.

9-5-2004
My commission expires:

Notary Public

NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
SHANNON D. POLACEK
My Commission Expires 09/05/06

PROPERTY ADDRESS: 803 RACHELS VIEW, HERMITAGE, TN 37076

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
James E. Schillinger, Trustee, Security Trust,
a pension plan for Transwest Financial, L.L.C.
7119 East Shea Boulevard
#109-466
Scottsdale, AZ 85254

S & K #:03-0071
Map & Parcel - 75-7-272

PREPARER'S NOTE: **IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.**