Davidson County DEEDTRS
Recvd: 07/30/03 10:05 3pgs
Fees:18.00 Taxes:304.33
20030730-0107328

Tennessee
Map: #51-0-109

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 4, 2000, and recorded in Insturment No. 200001060001769 in the Register's Office of Davidson County, Tennessee, Edith A. Fentress, Horace A. Fentress Married, conveyed to Ernest B. Williams IV, 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. #20030605-0077950, 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 July 15, 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, FAITH IS THE VICTORY CHURCH INC., whose address is, 3344 WALTON LANE, NASHVILLE, TENNESSEE, being the highest and best bidder, became the purchaser of said property at and for the sum of EIGHTY EIGHT THOUSAND TWO HUNDRED FIFTY DOLLARS AND 00/100; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of its successors bid.

NOW, THEREFORE, in consideration of the premises and the payment by FAITH IS THE VICTORY CHURCH INC. 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 FAITH IS THE VICTORY CHURCH 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:

A tract of land in the 12th Civil District of Davidson County, Tennessee described according to a survey made by William Collier Parrish, Associates, Civil Engineers dated February 3, 1959, as follows: Beginning at a point in the northerly margin of Walton Lane at the Southeast corner of the Bill Walton Property thence N. 2 degrees 48' E. 325.82 feet to a point; then S. 86 degrees 38' E 250 feet to a point; thence S. 2 degrees 48' W. 325 feet, more or less, to a point in the northerly margin of Walton Lane; thence with said Lane westwardly 250 feet to the point of beginning.

Horace Fentress obtained title to the above referenced real estate by Deed of record in INSTRUMENT NO. #20030403-0044168, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

Proper notice of this sale has been given to the Internal Revenue Service and this sale is made subject to the redemption rights of the Internal Revenue Service.

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 FAITH IS THE VICTORY CHURCH INC., 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.

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 July 15, 2003 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On July 15, 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
3338 Walton Lane,
Nashville, Tennessee 37216

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

FAITH IS THE VICTORY CHURCH INC.
P.O. BOX 160268
NASHVILLE, TENNESSEE 37216

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103
(901) 526-8296

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8838.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July 2003.

Deputy Register

DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
Washington, D.C. 20224

SMALL BUSINESS/SELF-EMPLOYED DIVISION

June 18, 2003

Law Offices of Arnold M. Weiss
208 Adams Avenue
Memphis, Tennessee 38103-1991

Dear Mr. Weiss:

This is to acknowledge receipt of your correspondence dated June 9, 2003 regarding Horace A. and Edith A. Fentress, 3338 Walton Lane, Nashville, Tennessee 37216, TIN [redacted]-4549. Your notice is considered adequate for a non-judicial sale under the provisions of Section 7425 of the Internal Revenue Code of 1986.

If the property is sold for more than the total due on the foreclosing instrument, any excess proceeds are subject to the lien(s) of the Internal Revenue Service. Send excess proceeds to the address shown below.

The Internal Revenue Service reserves its right to redeem real property. If you desire to submit an application for release of our right of redemption, you may request a copy of Publication 487, by calling 1-800-TAX-FORM. A payment may be required to secure a release.

We are enclosing a blank "Report Of Sale". Within fifteen (15) days from the day of sale, please complete the report and return it to the address on the Report of Sale. If the sale is canceled, please provide a brief explanation as to the reason.

If you have any questions, please contact P. Jackson, badge number 62-09322, telephone number, (615)250-5749, fax to (615)250-5406, or write to 801 Broadway, MDP 53, Nashville, TN 37203. Thank you for your cooperation.

Sincerely,

K. Scott Franks
Technical Services Group Manager

Enclosure