THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH, L.L.P.
6750 Lenox Center Court, Suite 202
MEMPHIS, TN 38115

NAME: Cheryl Buchanan
Unmarried
S&K#: 03-0946
LOAN#: 4310-17066

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 11, 1998, recorded in Book 10934, Page 346, Register's Office of DAVIDSON County, Tennessee, Cheryl J. Buchannon, an unmarried woman also known as Cheryl Buchanan, conveyed to W. William Davis, 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. 20030701-0090610, 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 July 30, 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 STERLING BANK AND TRUST, FSB, whose address is One Towne Square 17th Floor, Southfield, MI 48076, at and for the sum of $41,863.37, that being the highest and best bid offered; 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 STERLING BANK AND TRUST, FSB, 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 STERLING BANK AND TRUST, FSB, 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:

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

A part of the Plan of Copperfield Terrace Condominiums, as of record in Book 6250, Page 50, Register's Office for Davidson County, Tennessee, the part hereby described as being Unit Number 33 on the plan as shown in and described by the Master Deed establishing a horizontal property regime with respect to Copperfield Terrace Condominiums of record in Book 6326, Page 790, for said Register's Office, to which plan reference is hereby made for a more particular description of said property.

Davidson County DEEDTRS
Recvd: 08/06/03 12:24 2pgs
Fees:13.00 Taxes:154.89
20030806-0111813

This legal description is identical with that in Trust Deed recorded in Book 10934, Page 346, 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 10934, Page 346, Register's Office of DAVIDSON County, Tennessee.

The last warranty deed of record is Warranty Deed recorded in Book 9976, Page 81, Register's Office for DAVIDSON County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

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 STERLING BANK AND TRUST, FSB, its 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 July 30, 2003.

Denise Griffin, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On July 30, 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 on the day and year above written.

JEANA 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 $41,863.37, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on July 30, 2003.

JEANA R. SINCLAIR NOTARY PUBLIC AT LARGE SHELBY CO. TN My Comm. Exp. 12-20-05

12/20/05
My commission expires

Notary Public

PROPERTY ADDRESS: 1270 MASSMAN DRIVE UNIT 33, NASHVILLE, TN 37217

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
STERLING BANK AND TRUST, FSB
One Towne Square 17th Floor
Southfield, MI 48076

S & K #:03-0946
Map & Parcel - 107-14A/33