Davidson County DEEDTRS
Recvd: 08/26/03 11:12 2pgs
Fees:12.00 Taxes:0.00
20030826-0123565

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

NAME: Gregory S. Billstone
Unmarried
S&K#: 03-2453
LOAN#: 3955212

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 4, 1999, recorded in Book 11521, Page 683, Register's Office of Davidson County, Tennessee, Gregory S. Billstone, and unmarried man, conveyed to TRSTE II, 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. 20030709-0094699 , 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 August 13, 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 Wells Fargo Home Mortgage, Inc., whose address is X2505-01A 1 Home Campus, Des Moines, IA 50328-0001, at and for the sum of $111,619.66, that being the highest and best bid offered; and,

WHEREAS, the said Wells Fargo Home Mortgage, Inc. has assigned its interests in the said property to Federal National Mortgage Association, its successors and assigns; 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 Wells Fargo Home Mortgage, Inc., the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, 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 Nashville, County of Davidson, State of Tennessee, to-wit:

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

Parts of Lot Numbers 4 and 5 on the corrected Plan of T.P. Weakley's Subdivision of record in Book 421, Page 50, Register's Office for Davidson County, Tennessee.

Beginning on the easterly margin of North 14th Street, formerly Tulip Grove Avenue, at the point 72.0 feet Southerly from the southeast corner of said Street and Franklin Avenue; thence easterly and parallel with the southerly margin of Franklin Avenue, 111.0 Feet; thence southwardly parallel with and 34.2 feet easterly from the dividing line between said two lots, 70 1/2 feet; thence westwardly and parallel with the first line, 124.6 feet to the easterly margin of 14th Street; thence with the easterly margin of said Street; northwardly 74 1/2 feet to point of beginning.

This legal description is identical with that in Trust Deed recorded in Book 11521, Page 683, 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 11521, Page 683, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed recorded in Book 11521, Page 680, 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 Federal National Mortgage Association, its successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, 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 Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on August 13, 2003.

Joe M. Kirsch
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On August 13, 2003, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch 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.

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

12/20/05
My commission expires.

Notary Public

NO TAX/EXEMPT AGENCY

PROPERTY ADDRESS: 804 North 14th Street, Nashville, TN 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
950 E. Paces Ferry Road
Suite 1900
Atlanta, Georgia 30326

S & K #:03-2453
Map & Parcel - 083-05-037200