Tennessee
Map: #91-7-362

Jerry Duffey
FAIRBANKS: #4000780785

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 29, 2001, and recorded in Instrument No. 20010402-0031811 in the Register's Office of Davidson County, Tennessee, Jerry D. Duffey Sr., an ummarried person, conveyed to 1st Trust Title Incorporation, 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. 20020315-0032984 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 September 2, 2003, at the outside the door of the Register of Deeds office located at 501 Broadway Suite 501, Gaylord Entertainment Center 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 FAIRBANKS CAPITAL CORP., AS SERVICING AGENT FOR OWNER, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of SEVENTY SEVEN THOUSAND SEVEN 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 FAIRBANKS CAPITAL CORP., AS SERVICING AGENT FOR OWNER 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 FAIRBANKS CAPITAL CORP., AS SERVICING AGENT FOR OWNER, 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:

TRACT NO. 1: Land in Davidson County, Tennessee, being the abandoned Western Portion of 53rd Avenue North between Kentucky Avenue and an alley to the rear thereof on a plan of record in Book 4929, Page 918 of the Register's Office for Davidson County, Tennessee. Said Lot fronts 60 feet on the southerly side of Kentucky Avenue beginning at the North East corner of the property deeded to William Howard Hodges and wife, Doris L. Hodges of record in Book 3702, Page 425 R.O.D.C. thence in an easterly direction 50 feet to the center of formerly 53rd Avenue North, thence South 150 feet and parallel with the easterly margin of the William Howard Hodges property, thence Westerly 50 feet to the south east corner of the William Howard Hodges property, thence along the easterly margin on the William Howard Hodges property to the point of beginning.

TRACT NO. 2: Being Lot No. 1202 and 1204 of Block No. 183, Plan No. 1, West Nashville, as shown of record in Book 57, Page 74, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Said Lot Nos. 1202 and 1204 front together 60 feet on the southerly side of Kentucky Avenue and runs back between parallel lines with the westerly margin of 53rd Avenue North, formerly 12th Street, 150 feet to an alley.

Jerry D. Duffey, Sr., and unmarried person, obtained title to the above referenced real estate by Deed of record in INSTRUMENT #20010402-0031810, Register's Office of Davidson County, Tennessee.

Davidson County DEEDTRS
Recvd: 09/12/03 14:47 2pgs
Fees:13.00 Taxes:287.49
20030912-0134520

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 FAIRBANKS CAPITAL CORP., AS SERVICING AGENT FOR OWNER, 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	76,883.00
	$77,700.00

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 September 2, 2003 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On September 2, 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 SHELBY CO., TN MY COMM. EXP. 11-14-04

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
5215 Kentucky Avenue,
Nashville, Tennessee 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

FAIRBANKS CAPITAL CORP.,
P.O. BOX 65250
SALT LAKE CITY, UT 84115-4412

Mortgagee: None

RETURN TO:→

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 77,700.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF
Sept. 5 20 03
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-14-04

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