PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6750 Lenox Center Court, Suite 202
Memphis, TN 38115
901-767-5566
Fax: 901-761-5690

Davidson County DEEDTRS
Recvd: 11/14/03 14:53 2pgs
Fees:13.00 Taxes:946.45
20031114-0166867

Name: SAM TRITICO, an unmarried person
S&K#: 03-3402
Loan#: 16682701

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 30, 1999, recorded in Book 11425, Page 655, Register's Office of Davidson County, Tennessee, Sam Tritico, an unmarried person, conveyed to Robert B. Robinson, 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 Number 20030917-0137100, 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 October 15, 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 Broadway Properties, L.P., a Tennessee Limited Partnership, whose address is 1625 Broadway, Nashville, TN 37203, at and for the sum of $255,797.00, 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 Broadway Properties, L.P., a Tennessee Limited Partnership, 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 Broadway Properties, L.P., a Tennessee Limited Partnership, 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:

Being the easterly 5 feet of Lot Number 138 and the westerly 55 feet of Lot Number 139 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, Page 117, Register's Office for said county as follows:

Said part of said lots adjoin and front together 60 feet on the northerly side of Ashwood Avenue and extends back between parallel lines, 175 feet to an alley.

This legal description is identical with that in Trust Deed recorded in Book 11425, Page 655, Register's Office of Davidson County, Tennessee.

The Successor Trustee received title to the above-captioned real estate by Deed of Trust of record in Book 11425, Page 655, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed recorded in Book 11425, Page 652, Register's Office for Davidson County, Tennessee.

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

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 Broadway Properties, L.P., a Tennessee Limited Partnership, 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 the date written below.

Joe M. Kirsch
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 15th day of October 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.

JENA R. SINCLAIR NOTARY PUBLIC AT LARGE SHELBY CO., TN

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 $255,797.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

KAY M. TEPPENNY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me on the 13th, day of November, 2003.

My commission expires: SEPT. 25, 2004

Notary Public

PROPERTY ADDRESS: 1806 ASHWOOD AVENUE, NASHVILLE, TN 37212

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Broadway Properties, L.P., a Tennessee Limited Partnership
1625 Broadway
Nashville, TN 37203

S & K #:03-3402
Map & Parcel – 104-16-0-076.00

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