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: 12/18/03 15:25 2pgs
Fees:13.00 Taxes:243.28
20031218-0180835

Name: ANGIE D MORRISON, S&K#: 02-1024
Loan#: 8011357293

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 20, 2001, recorded in Instrument # 20010427-0042435 Register's Office of Davidson County, Tennessee, Angie D. Morrison, conveyed to Allen E. Schwartz, ESQ., 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 20020405-0041768 , 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 May 22, 2002, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 AM; 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 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., whose address is P.O. Box 1169, Milwaukee, WI 53201-1169, at and for the sum of $65,750.39, that being the highest and best bid offered; and,

WHEREAS, the said MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. has assigned its interests in the said property to Transland Financial Services, 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 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., 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 Transland Financial Services, 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:

The easterly 40 feet of Lot Number 26 and the westerly 10 feet of Lot Number 25 on the Map of Rawls Tract Subdivision, Section 2, as of record in Book 1424, Page 84, Register's Office for Davidson County, Tennessee.

Beginning at a point in the north margin of Edwin Avenue (also known as Edwin Street) 10 feet east of the corner of Lots Numbers 26 and 27; thence northerly parallel to the line between said lots, 184 feet to a point; thence easterly 50 feet to a point, which is 10 feet east of the corner of Lots Numbers 26 and 25; thence with the line between said lots 184 feet to the north margin of Edwin Avenue (also known as Edwin Street); thence with the margin of the same westerly 50 feet to the beginning.

This legal description is identical with that in Deed recorded in Instrument No.20010427-0042434 Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record Instrument No. 20010427-0042435 Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Instrument No. 20010427-0042434 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 Transland Financial Services, 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 the date written below.

by: Denise Griffin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 22nd day of May, 2002 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 the day and year above written.

JENA 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 $95,750.00 Exempt. 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 the date written above.

JENA 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: 535 EDWIN STREET, NASHVILLE, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Transland Financial Services
2701 Maitland Center Pkwy, Suite 300
Maitland, FL 32751-7416

S & K #:02-1024
Map & Parcel – 71-8/349