Davidson County DEEDTRS
Recvd: 01/20/04 09:18 2pgs
Fees:13.00 Taxes:194.25
20040120-0007258

Tennessee
Map: #83-2-168

Ann Cox
LITTON: #7896822

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 26, 2001, and recorded in REGISTER'S INSTRUMENT: #20010228-0018777, in the Register's Office of Davidson County, Tennessee, Ann Cox, an unmarried woman, as sole and separate property, conveyed to Allison Title, 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 REGISTER'S INSTRUMENT: #20031125-0171001, 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 January 6, 2004, at the outside the door of the Register of Deeds office located at 501 Broadway Suite 501, Gaylord Entertainment Center, 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 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of FIFTY TWO THOUSAND FIVE 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 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE 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 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, 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:

Being the westerly 25 feet of Lot No. 51 and all of Lot No. 52 on the map showing subdivision of certain lots in Blocks "A", "B" and "C", of the Weakley Home Place, as of record in Book 547, page 12, Register's Office for Davidson County, Tennessee. Beginning on the northerly margin of Benjamin Street at the corner of Lot Nos 52 and 53; thence with the line between said two lots, northwardly 207 feet; thence eastwardly 18 feet; thence southwardly 27 feet; thence eastwardly 65 feet, more or less, to a point 25 feet east of the northeast corner of Lot No. 52; thence southwardly 187.4 feet more or less, to the northerly margin of Benjamin Street at a point 25 feet east of the southeast corner of said Lot No. 52; thence with the said street westwardly 75 feet to the beginning.

Ann Cox obtained title to the above referenced real estate by Deed of record in BOOK: #10520, PAGE: #534, Register's Office of Davidson County, Tennessee.

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 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, with full power in trustee to sell, mortgage, lease, convey, or otherwise dispose of said property, any purchaser, lessee or encumbrancer being hereby expressly relieved of the necessity of looking to the application of the proceeds of any such sale, lease, mortgage or other disposition, and unto the successors and assigns of the said trustee 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 | 51,683.00 |
| | $52,500.00 |

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 January 6, 2004 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 6, 2004 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

DIANA WILLIAMS BARTON NOTARY PUBLIC AT LARGE SHELBY CO. TN

My Commission Expires:

MY COMMISSION EXPIRES APRIL 10, 2007

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
1605 Benjamin Street,
Nashville, Tennessee 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

U.S. BANK NATIONAL ASSOCIATION
C/O LITTON MORTGAGE SERVICING CENTER
4828 LOOP CENTRAL DRIVE
HOUSTON, TEXAS 77081-2226

Mortgagee: None

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
$ 52,500.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF January 6, 20 04
NOTARY PUBLIC
MY COMMISSION EXPIRES MY COMMISSION EXPIRES APRIL 10, 2007

DIANA WILLIAMS BARTON NOTARY PUBLIC AT LARGE SHELBY CO. TN