Davidson County DEEDTRS
Recvd: 01/28/04 10:12 3pgs
Fees:17.00 Taxes:0.00
20040128-0010650

Tennessee
Map: #37-0-71

Richard Billingsley
COLUMBIA: #3750002

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 29, 1998, and recorded in Book 11285 Page 178 in the Register's Office of Davidson County, Tennessee, Richard A. Billingsley, an unmarried person, conveyed to Gregg S. Murphy, 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: #20020909-0108566, 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 13, 2004, 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED TWENTY EIGHT THOUSAND THREE 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Joelton, County of Davidson, State of Tennessee, to-wit:

"PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO:"

Richard Billingsley, obtained title to the above referenced real estate by Deed of record in BOOK: #9400, PAGE: #261, 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION, 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	127,483.00
	$128,300.00

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 13, 2004 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 13, 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.

Brenda Doyle
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
5596 Higdon Road,
Joelton, Tennessee 37080

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

FEDERAL NATIONAL MORTGAGE ASSOCIATION
C/O COLUMBIA NATIONAL INC.
P.O. BOX 3050
COLUMBIA, MD 21045-6050

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
$*****EXEMPT*******EXEMPT**********EXEMPT*********
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF
Jan 13 Brenda Doyle 20 04
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-14-04

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

EXHIBIT A

Beginning a an iron rod at the wouthwest corner of Team, a point on the northerlyline of Labour as r corded in Deed Book 8971, Page 417 and also Wilson's southeasterly corner as recorded in Deed Book 4299, Pate 457; thence along Wilson's easterly line N27 03'W 570.20' to an iron rod; thence, along a new division line severing the Team propertyN 88 00'E 480.00 to an iron rod in a hollow; thence, with same down the center of the hollow with its meanders the following calls: S03 28'W 48.20'; S26 00'E 138.00'; S34 45'E 163.00'; S21 04'E 251.40 to an iron rod in the center or the hollow being N88 00'W 642.50' along Team's southerly boundary from a railroad spike in the center of Little Marrowbone Road; thence, along Team's southerly boundary with Labour N88
00' W 461.50' to the beginning, containing 5.61 acres, more of less, according to a survey by Boyd B. Gibbs, RLS # 1598, dated 6/14/94.

The above described propertyis served by a 50' Ingress-Egress and Utility Easement through Team property to Cotton Patch Road, the centerline of which is more particularly described as follows:

Beginning at a point in the center of an existing ridge road on the northerly line of the above described 5.61 acre tract, being N88 00'E 153' from the northwest corneror said tract; thence, along a line passing through the parent tract N14 00'W 146.20' to a point; thence, with same N02 30'E 294.00' to a point 25' east of an iron pipe in a brick pile, the southwest corner of Team's 8.39 acre tract as recorded in Deed Book 8210, Page 330; thence along a line parallel to and 25'east of the westerly boundary of the aforementioned 8.39 acre tract N10 13' W 700', more or less, to a point on the southerly margin of Cotton Patch Road.

Being part of the same property conveyed to Virginia C. Team by deed from Aquarius Investments a limited partnership of record in Book 6194, Page 60, Register's Office for Davidson County, Tennessee.