PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
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Davidson County DEEDTRS
Recvd: 03/11/04 12:08 2pgs
Fees:13.00 Taxes:128.86
20040311-0028156

Name: Bernice Weber, unmarried
S&K#: 03-4246
Loan#: 30806

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 20, 2001, recorded in Instrument Number 20010625-0066640, Register's Office of Davidson County, Tennessee, Bernice Weber, a single person, conveyed to American Title Co., Inc., 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 20040120-0007443, 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 February 25, 2004, 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 Yorktown Funding, Inc., whose address is YORKTOWN FUNDING, INC., 1104 Fernwood Avenue, Suite 101, Camp Hill, Pennsylvania 17011, at and for the sum of $34,828.20, that being the highest and best bid offered; 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 Yorktown Funding, 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 Yorktown Funding, Inc., its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Hermitage, County of Davidson, State of Tennessee, to-wit:

Described property located in the Fourth Civil District of Davidson County, Tennessee, to wit:

Beginning at an iron spike in the center line of Old Lebanon Dirt Road at the intersection of the centerline of New Hope Road, now closed, said spike being 61.5 feet south of a concrete monument, set at the southeast corner of this cemetery lot which monument is in the west margin of Old Lebanon Dirt Road; thence with the center line of said New Hope Road, has closed; south 1 degree west 361 feet to a spike near the margin of New Hope Road; thence westerly 150 feet, more or less, passing through New Hope Road to a point in the center line of Old Lebanon Dirt Road, said last call being along the north line of the property that was conveyed to W.A. Wright and wife, by deed from T.H. Peek of record in Book 2739, Page 61, said Register's Office; thence along the center line of Old Lebanon Dirt Road, north 20 degrees east 356.5 feet to the point of beginning, excluding, however, any and all land that may be within the bounds of any public roads or highways.

This legal description is identical with that in Trust Deed recorded in Instrument Number 20010625-0066640, Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument Number 20010625-0066640, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed recorded in Instrument Number 20010625-0066639, 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 Yorktown Funding, Inc., 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.

Denise Griffin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 25th day of Feb., 2004, 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.

12/20/05
My commission expires:

JENA R. SINCLAIR NOTARY PUBLIC AT LARGE SHELBY CO. TN My Comm. Exp. 12-20-05

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 $34,828.20 which 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.

12/20/05
My commission expires:

JENA R. SINCLAIR NOTARY PUBLIC AT LARGE SHELBY CO. TN My Comm. Exp. 12-20-05

Notary Public

PROPERTY ADDRESS: 900 Old Lebanon Road, Hermitage, TN 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Yorktown Funding, Inc.
1104 Fernwood Avenue
Suite 101
Camp Hill, PA 17011

S & K #:03-4246
Map & Parcel – 087-00-0-039.00