Davidson County DEEDTRS
Recvd: 03/19/04 13:07 3pgs
Fees:18.00 Taxes:159.84
20040319-0031484

THIS INSTRUMENT PREPARED BY:
Norman B. Jackson, Attorney
248 N. Peters Road, Suite 4
Knoxville, TN 37923-4925

OWNER/RESPONSIBLE TAXPAYER:
Washington Mutual Finance Group, LLC
3405 McLemore Drive
Pensacola, Florida 32514
Tax Map 82-7 Parcel 252.00

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made this 19th day of March, 2004, between Norman B. Jackson, Substitute Trustee, of Knoxville, Knox County, Tennessee, Party of the First Part, and Washington Mutual Finance Group, LLC, a Delaware limited liability company, Party of the Second Part.

W I T N E S S E T H:

WHEREAS, on the 4th day of October, 2000, Joseph D. Davis and Joyce Davis, did convey in trust to Sherrie L. Bauman, Trustee, a certain trust deed which was duly recorded on November 8, 2000 in the Register's Office for Davidson County, Tennessee as Instrument No. 20001108-0110953 to secure a Promissory Note and Security Agreement payable to Washington Mutual Finance Group, LLC; and

WHEREAS, on the 2nd day of October, 2003, Charles H. Hayne, Jr. as Assistant Vice President of Washington Mutual Finance Group, LLC, the owner and holder of said indebtedness, did duly appoint Norman B. Jackson, the Party of the First Part hereto, as Substitute Trustee, which appointment of Substitute Trustee was duly recorded in the Register's Office for Davidson County, Tennessee on December 11, 2003 as Instrument No. 20031211-0177671, whereby there was conveyed in the Deed of Trust aforesaid the following described premises, to-wit:

> SITUATED in Davidson County, Tennessee and being the westerly 33-1/3 feet of Lot No. 126 on the Plan of the unrecorded portion of John W. Bryan's Addition to Edgefield, now East Nashville, described as follows:
>
> BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF Berry Street 450 feet from the southwest intersection of said Street and Meridian Street (erroneously referred to as *Maeidian* Street in the Deed of Trust recorded as Instrument No. 20001108-0110953 in the Davidson County Register's Office), being the northeast corner of the property conveyed to R. J. Conner, Jr. by deed from James W. Sullivan, et al, of record in Book 2540, Page 95, Register's Office of said County; thence with said Conner's easterly boundary line, being Lot No. 127 on said plan, southerly 165 feet to an alley; thence with same easterly 33-1/3 feet to the southwest corner of the property conveyed to Ethel L. Sullivan by deed of record in Book 1560, Page 537, and Book 3128, Page 68, said Register's Office; thence with said Sullivan's westerly boundary line northerly 165 feet to the southerly margin of said Berry Street; thence with same westerly 33-1/3 feet to the beginning.
>
> BEING the same property conveyed in Warranty Deed from Richard Chrismon, Jr. to Joseph D. Davis dated October 20, 1992 and recorded October 22, 1992 in Book 8763, Page 782, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all applicable easements, restrictions and building setback lines as same may be found of record in the Register's Office for Davidson County, Tennessee.

This property is improved with a dwelling bearing a street address of 214 Berry Street, Nashville, Tennessee 37207 and is identified on Tax Map 82-7 as Parcel 252.00 in the office of the Davidson County Property Assessor.

(The above description is the same as the prior deed of record, no boundary survey having been made at the time of this conveyance.)

AND WHEREAS, the said Trust Deed was made for the purpose of securing the payment of a Promissory Note and Security Agreement to Washington Mutual Finance Group, LLC, in the principal sum of Forty Thousand, Six Hundred Twenty-six Dollars and Fifty-seven Cents ($40,626.57); and

WHEREAS, the same was not paid at maturity, but default was made, and thereupon, at the request of the Beneficiary in said trust, the said Substitute Trustee, the Party of the First Part hereto, did advertise the said property as in said Trust Deed provided in a weekly newspaper published in Nashville, Davidson County, Tennessee, to-wit: *The Nashville Record*, giving the time, place and terms of sale; and

WHEREAS, on the 19th day of March, 2004 at 1:00 O'clock P.M., at the front door of the Gaylord Entertainment Center in Nashville, Davidson County, Tennessee, the said property was offered for sale at public auction for cash in hand and in bar of the equity of redemption as provided in said Trust Deed, and being cried for a reasonable time, was finally struck off to the Party of the Second Part hereto at its bid of $ Forty-three thousand two hundred and -00/100. ($ 43,200.00) Dollars, and other good and valuable consideration, the said Second Party being the highest and best bidder, which sum was in hand paid and was applied as the said Trust Deed directed and provided.

NOW, THEREFORE, in consideration of the premises and the sum so aforesaid bid and paid, the Party of the First Part hereto, Substitute Trustee, does hereby bargain, sell, transfer, and convey unto said Party of the Second Part, the parcel of land hereinabove described; to have and to hold the same together with all appurtenances thereon and thereunto belonging and appertaining as in inheritance in fee, and free from all right and equity of redemption in the makers of said Trust Deed and all persons claiming through and under them; subject to any unpaid taxes; and further subject to any rights, reservations and easements as shown by the public records.

The Party of the First Part covenants that as Substitute Trustee, he is lawfully seized of the said property, has good right to convey, and will and does warrant unto the said Second Party, its successors and assigns, the title to said property as against all persons claiming by, through or under said First Party, and the aforementioned Deed of Trust, but no further or otherwise.

WITNESS the hand of First Party, the day and year first above written.

Norman B. Jackson, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Norman B. Jackson, Substitute Trustee**, the within named bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville this the 19th day of March, 2004.

NOTARY PUBLIC

My Commission Expires: August 1, 2004

(SEAL)

BETTY K. WOLFE NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration, or true value of this transfer, whichever is greater, is $ #3,200.00.

Affiant:

Sworn to and subscribed before me

this 19th day of March, 2004

NOTARY PUBLIC

My Commission Expires August 1, 2004

(SEAL)

BETTY K. WOLFE NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN.