This Instrument Prepared by:

Joseph M. Huffaker
Lewis, King, Krieg & Waldrop, P.C.
201 4th Avenue North, Suite 1500
Nashville, TN 27219

Davidson County DEEDTRS
Recvd: 04/29/04 14:40 5pgs
Fees:28.00 Taxes:2714.32



20040429-0048829

PICK-UP

# SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Younus and Nasreen Razzaq, by Deed of Trust dated December 31, 2003 of record in Instrument No. 20040213-0017278, Register's Office for Davidson County, Tennessee, conveyed to Statewide Title and Escrow of Tennessee, LLC, Trustee, the hereinafter described real property, to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note is payable to First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans; and

WHEREAS, the undersigned was appointed as Substitute Trustee by the owner and holder of the Note by an Instrument No. 20040219-0019415, Register's Office for said county; and

WHEREAS, default has been made in the payment of said indebtedness and performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trustee has 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 owner and holder, said property was, by the undersigned, advertised for sale in conformity with the terms and provision of said Deed of Trust, notices of the time and place of said sale having been published in the Nashville Record on March 25, 2004, April 1, 2004 and April 8, 2004; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Register of Deeds' Office in Nashville, Tennessee at 12 p.m. on April 20, 2004, and First Horizon Home Loan Corporation, d/b/a First Tennessee Home Loans (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of $733,600.00.

NOW, THEREFORE, Joseph M. Huffaker, in his capacity as Substitute Trustee, and not otherwise, for and in consideration of the premises and payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, with its successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

> TRACT ONE: A tract land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an iron pin set on the south right-of-way line of Bellevue Manor Drive, a 50-foot road, the northwest corner of Lot 1, Bellevue Manor Subdivision as recorded in Plat Book 3600, page 33, Register's Office for Davidson County, Tennessee, the northeast corner of the property of Edward M. Polk, Jr., as recorded in Deed Book 4751, page 746, Register's Office for Davidson County, Tennessee, and the southeast corner of the herein described tract and proceeding: With the north boundary line of the property of Edward M. Polk, Jr. and the north boundary line of the property of James R. Frazier as recorded in Deed Book 5375, page 909, Register's Office for Davidson County, Tennessee, N 73° 53' 35" W. 570.16 feet to an existing iron pin; thence with the east boundary line of Saddle Ridge Subdivision, as recorded in Plat Book 5200, page 367, Register's Office for Davidson County, Tennessee, N 22° 52' 53" W. 179.93 feet to an existing concrete monument; thence, N 39° 50' 22" W. 1150.22 feet to an existing concrete monument; thence with a line severing the property of G.W. and W.K. Davis as recorded in Deed Book 6002, page 79, Register's Office for Davidson County, Tennessee, N 57° 59' 26" E. 708.54 feet to an existing concrete monument; thence with the west boundary line of Bellevue Manor Subdivision, the following bearings and distances to existing concrete monuments: S 47° 29' 46" E. 127.12 feet; S 52° 08' 36" E. 169.01 feet; S 29° 12' 25" E. 162.47 feet; S 19° 38' 20" E. 215.53 feet; S 32° 20' 58" E. 145.36 feet; S 28° 54' 53" E. 116.88 feet; S 16° 19' 54" E. 443.31 feet; S 16° 15' 19" E. 414.32 feet to the point of beginning and containing 20 acres.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM
is that portion of the foresaid land bounded and described as follows:

A 1.00 Acre (more or less) tract of land in the First Civil District of Davidson County, Tennessee being more particularly described as follows:

To get to the point of beginning (origin) of said tract, BEGIN at an iron pin set on the south right-of-way line of Bellevue Manor Drive, a 50-foot road, the northwest corner of Lot 1, Bellevue Manor Subdivision, as recorded in Plat Book 3600, page 33, Register's Office for Davidson County, Tennessee, the northeast corner of the property of Edward M. Polk, Jr., as recorded in Deed Book 4751, page 746, said Register's Office, and the southeast corner of the property of Paul L. Eichel, of record in Deed Book

6304, page 449, said Register's Office, corrected at Book 6343, page 118, said Register's Office and proceeding as follows:

With the north boundary line of the property of Edward M. Polk, Jr. and the north boundary line of the property of James R. Frazier as of record in Deed Book 5375, page 909, said Register's Office, N 73° 53' 35" W. 570.16 feet to an existing iron pin; thence, with the east boundary line of Saddle Ridge Subdivision, as of record in Plat Book 5200, page 367, said Register's Office, N 22° 52' 55" W. 179.93 feet to an existing concrete monument; thence, N 28° 29' 16" W. 788.28 feet to an iron pin, which is the point of origin (the point of beginning) of the boundaries of the herein described tract;

Thence N 42° 38' 07" W. 208.72 feet to an iron pin; thence N 47° 21' 55" E. 208.74 feet to an iron pin; thence S 42° 38' 11" E. 208.72 feet to an iron pin; thence S 47° 21' 49" W. 208.75 feet to an iron pin that is the point of origin (the point of beginning) of the boundaries of the herein described tract, and containing 1.00 acre, more or less.

Together with a permanent easement for ingress and egress to this 1.00 acre tract, from and to Bellevue Manor Road, along an existing gravel road referred to in the instrument of record at Book 6491, page 11, said Register's Office.

TRACT TWO: A 1.00 Acre (more or less) tract of land in the First Civil District of Davidson County, Tennessee, being more particularly described as follows:

To get to the point of beginning (origin) of said tract, BEGIN at an iron pin set on the south right-of-way line of Bellevue Manor Drive, a 50-foot road, the northwest corner of Lot 1, Bellevue Manor Subdivision, as recorded in Plat Book 3600, page 33, Register's Office for Davidson County, Tennessee, the northeast corner of the property of Edward M. Polk, Jr., as recorded in Deed Book 4751, page 745, said Register's Office, and southeast corner of the property of Paul L. Eichel, of record in Deed Book 6304, page 449, said Register's Office, corrected at Book 6343, page 118, said Register's Office and proceeding as follows:

With the north boundary line of the property of Edward M. Polk, Jr. and the north boundary line of the property of James R. Frazier as of record in Deed Book 5375, page 909, said Register's Office, N 73° 53' 35" W. 570.16 feet to an existing iron pin; thence, with the east boundary line of Saddle Ridge Subdivision, as of record in

Plat Book 5200, page 367, said Register's Office, N 22° 52' 55" W. 179.93 feet to an existing concrete monument; thence, N 28° 29' 16" W. 788.28 feet to an iron pin, which is the point of origin (the point of beginning) of the boundaries of the herein described tract;

Thence N 42° 38' 07" W. 208.72 feet to an iron pin; thence N 47° 21' 55" E. 208.74 feet to an iron pin; thence S 42° 38' 11" E. 208.72 feet to an iron pin; thence S 47° 21' 49" W. 208.75 feet to an iron pin that is the point of origin (the point of beginning) of the boundaries of the herein described tract, and containing 1.00 acre, more or less.

Together with a permanent easement for ingress and egress to this 1.00 acre tract, from and to Bellevue Manor Road, along an existing gravel road referred to in the instrument of record at Book 6491, page 11, said Register's Office.

Being the same property conveyed to Loraine C. Todd, unmarried by Deed from Jerry C. Pendergrass, unmarried dated august 6, 2002 and filed for record on August 21, 2002 in Instrument # 20020821-0101369, Register's Office for Davidson County, Tennessee.

Furthermore conveyed to Younus Razzaq, married by Warranty Deed from Loraine C. Todd, unmarried filed for record in Instrument # 200402130017277 said Register's Office.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage and all other exceptions of every kind, all of which have been waived in the Deed of Trust, in as fully and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same, but subject to the matters set forth herein. Subject to such matters set forth herein, Joseph M. Huffaker, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the said Joseph M. Huffaker, Substitute Trustee, has executed this instrument on the 27th day of APRIL, 2004.

Joseph M. Huffaker, Substitute Trustee

## CERTIFICATE OF ACKNOWLEDGEMENT

Before me, the undersigned notary public of the state and county aforesaid, personally appeared, Joseph M. Huffaker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in an who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 27th day of April, 2004.

SHERRY A. VAUGHN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-30-07

I hereby swear and affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $733,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary state.

Joseph M. Huffaker

## CERTIFICATE OF ACKNOWLEDGEMENT

Before me, the undersigned notary public of the state and county aforesaid, personally appeared, Joseph M. Huffaker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in an who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 27th day of April, 2004.

SHERRY A. VAUGHN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-30-07

Map & Parcel No.
127 244

New Owner:
First Horizon Home Loan Corp.
4000 Horizon Way
Irving, TX 75063

Send Tax Bills To: New Owner