This Instrument Prepared By:

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Davidson County DEEDTRS
Recvd: 05/07/04 14:29 2pgs
Fees:13.00 Taxes:133.11
20040507-0052412

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
The Estate of Robert L. Whitaker, Sr. c/o Glenda Whitaker 1129 Overton Lea Road Nashville, Tennessee 37220	Same	Map No. 75-6-0-A Parcel 72.00 CO

I, hereby swear or affirm that the actual total consideration for this transfer or value of the property transferred, whichever is greater, is $35,976.45, which includes the assumption of a first mortgage indebtedness in the amount of $17,274.00.

Affiant

Subscribed and sworn to before me, this 7th day of May 2004.

Notary Public

My Commission Expires: January 28, 2006

WHEREAS, by Deed of Trust dated October 7, 1991 of record in Book 8460, Page 870, Register's office for Davidson County, Tennessee, Llody Stringer and Dorothy Stringer, conveyed to John M. Jordan, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument of record in Instrument No. 20040330-0035725, said Register's office; 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 of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust and such ad appeared in the Nashville Record on April 8, 2004, April 15, 2004 and April 22, 2004; and

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 5th day of May, 2004, at 12:15 o'clock p.m. at the front door of the Davidson County Register of Deeds Office, 501 Broadway, Nashville, 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, The Estate of Robert L. Whitaker, Sr., being the highest and best bidder became the purchaser of said property at and for the sum of Eighteen Thousand Seven Hundred Two and 45/100ths Dollars ($18,702.45) plus the assumption of a first lien mortgage in the amount of $17,274.00 in favor of Regions Bank of record in Book 6796, Page 495, said Register's Office.

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto The Estate of Robert L. Whitaker, Sr. the following real estate:

Land in Davidson County, Tennessee,

Being Unit B of Lot 36 of Phase 4 of Hermitage Villa Condominiums, as by the Master Deed and ByLaws of Hermitage Villa Condominiums, of record in Book 6623, Page 595, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit, together with any undivided interest in the common elements for Hermitage Villa Condominiums, appurtenant to said unit as defined in the said Master Deed and ByLaws for Hermitage Villa Condominiums.

Being the same property conveyed to Lloyd Stringer and wife, Dorothy Stringer, by Warranty Deed from Robert L. Whitaker, Sr., and wife, Glenda P. Whitaker, of record in Book 8460, Page 867, said Register's Office.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all equities of redemption, statutory right of redemption, homestead, dower and all other rights and exemptions of every kind in the makers of said Deed of Trust, and all persons claiming through and under said makers.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto The Estate of Robert L. Whitaker, Sr., its successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Register's Office. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 7th day of May, 2004.

David M. Smythe
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Shelley L. Orr, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 7th day of May, 2004.

Notary Public

My Commission Expires: January 28, 2008