Name and address of new owner & for tax bills:
Washington Mutual Finance
7467 New Ridge Rd.
Hanover, MD 20176

Tax Map/Parcel: 072-04-0 264.00

Davidson County DEEDTRS
Recvd: 05/14/04 15:15 2pgs
Fees:13.00 Taxes:414.77
20040514-0057115

Prepared by:
David G. Mangum, Attorney
2012 Eighth Avenue South
Nashville, TN 37204

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated January 4, 2003, recorded in Instrument No. 20030124-0010071, Register's Office, Davidson County, Tennessee, Willie J. Thompson, Sole, conveyed to John Kendrick, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated October 16, 2003, and recorded in Instrument No. 20031023-0156865, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 22 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Nashville Business Journal,* a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of March 5, March 12, and March 19, 2004, stating that on Friday, March 26, 2004 at 12:30 P.M. outside the main entrance to the Old Ben West Library Building at 225 Polk Avenue, Downtown Nashville, TN 37201, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, I David G. Mangum, Substitute Trustee did announce that said foreclosure sale was postponed, and that a sale would occur on May 14, 2004 at 12:30 P.M. On said date and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to **Washington Mutual Finance**, its successors and assigns for $112,100.00, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, David G. Mangum, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said **Washington Mutual Finance** (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 12 Block E Country Club Estates, of record in Plat Book 843, page 95, Register's Office for said County.

Said Lot No. 12 fronts 100 feet on the westerly side of Janie Avenue and runs back between parallel lines 175 feet to a dead line.

DEED REFERENCE:
Being the same property conveyed to Willie J. Thompson, by Quitclaim Deed from Felicia A. Mosely, dated 10/29/1997, recorded 11/03/1997, in Deed Book 10666, Page 414, in the Register's Office for Davidson County, TN.

Postal Address: 1434 Janie Avenue, Nashville, TN 37216 according to the present system of numbering houses in Davidson County, TN.

TAX Map-Parcel 072-04-0 264.00 as shown on the tax maps of the Property Assessor's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 14th day of May, 2004.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 14th day of May, 2004.

Notary Public

My Commission Expires: 7/24/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $112.100.00.

Affiant

Subscribed and sworn before me, this 14th day of May, 2004.

Notary Public

My Commission Expires: 7/24/06

File #58189