Davidson County DEEDTRS
Recvd: 06/22/04 08:22 2pgs
Fees:13.00 Taxes:177.60
20040622-0073394

Tennessee
Map: #105-1-256

Toledo Crawford
HFN: #0800774523

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 18, 1999, and recorded in BOOK: #11628, PAGE: #596, in the Register's Office of Davidson County, Tennessee, Toledo M. Crawford and Alfred Eugene Crawford, Wife and Husband, conveyed to John B. Philip, Trustee(s), 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 REGISTER'S INSTRUMENT #20040428-0048068, in the Register's Office of said County; 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 said Deed of Trust by which advertisement the sale was appointed to be held on June 1, 2004, at the outside the door of the Register of Deeds office located at 501 Broadway Suite 501, Gaylord Entertainment Center of Davidson County, 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 BANK ONE, NATIONAL ASSOCIATION, AS TRUSTEE, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of FORTY EIGHT THOUSAND DOLLARS AND 00/100; 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 BANK ONE, NATIONAL ASSOCIATION, AS TRUSTEE of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said BANK ONE, NATIONAL ASSOCIATION, AS TRUSTEE, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

BEING THE WESTERLY 157 FEET OF LOT NO. 20 AND THE WESTERLY 157 FEET OF THE SOUTHERLY 8 FEET OF LOT NO. 19 ON THE MAP OF COTTON AND MOORE'S SUBDIVISION OF LOT NO. 26 IN O. B. HAYES ROKEBY PLAN, AS OF RECORD IN BOOK 332, PAGE 162, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF 14TH AVENUE SOUTH, FORMALLY LORANGO STREET, AS WIDENED, IN THE SOUTH LINE OF LOT NO. 20, 13 FEET EASTERLY FROM THE ORIGINAL SOUTHEAST CORNER OF SAID LOT; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE, AS WIDENED, NORTHERLY 38 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT, 157 FEET, MORE OF LESS TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH THE EASTERLY MARGIN OF SAID ALLEY SOUTHERLY 38 FEET TO THE SOUTHWEST CORNER OF SAID LOT NO. 20; THENCE WITH THE SOUTH LINE OF SAID LOT EASTERLY 157 FEET TO THE BEGINNING.

B. Parrish, as Trustee of the Crawford Family Land Trust, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT #20040130-0011704, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto BANK ONE, NATIONAL ASSOCIATION, AS TRUSTEE, with full power in trustee to sell, mortgage, lease, convey, or otherwise dispose of said property, any purchaser, lessee or encumbrancer being hereby expressly relieved of the necessity of looking to the application of the proceeds of any such sale, lease, mortgage or other disposition, and unto the successors and assigns of the said trustee in fee simple forever, to whom the said Arnold M. Weiss, 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.

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	22.00
Publication Expense	255.00
Attorney's Fees and Trustees Fees	550.00
Credit on Note	47,173.00
	$48,000.00

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on June 1, 2004 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 1, 2004 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss 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.

NOTARY PUBLIC

BRENDA DOYLE NOTARY PUBLIC AT LARGE SHELBY CO. TN MY COMM. EXP. 11-14-04

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
1211 14TH Avenue South
Nashville, Tennessee 37212

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

BANK ONE, NATIONAL ASSOCIATION
C/O HOMECOMINGS FINANCIAL NETWORK
9350 WAXIE WAY
SAN DIEGO, CA 92123

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

RETURN TO:→

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 48001.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF June 20 04
NOTARY PUBLIC Brenda Doyle
MY COMMISSION EXPIRES 11-14-04

BRENDA DOYLE NOTARY PUBLIC AT LARGE SHELBY CO. TN MY COMM. EXP. 11-14-04