This Instrument was prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Avenue, Suite 322
MEMPHIS, TN 38117
(901) 525-2427
7001674857)

Davidson County DEEDTRS
Recvd: 07/12/04 13:54 2pgs
Fees:13.00 Taxes:136.53
20040712-0082642

SUBSTITUTE TRUSTEE'S DEED

On the 31st day of October, 1997, DONNA A. HORTON and husband, DEMETRIUS JOSE HORTON executed a Deed of Trust to John Lowe as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee in BOOK 10669, PAGE 467 and Paul N. Royal of Shelby County, Tennessee was substituted in his place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee as Instrument No. 20030811-0114086.

The property is known as 1637 Chase Street, Nashville, Tennessee 37216 and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in The Nashville Record newspaper, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on November 6, November 13and November 20, 2003. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Friday, November 28, 2003 at 12:00 noon and at the place mentioned in the advertisement which was 225 Polk Avenue (old Ben West Library Building) in downtown Nashville, Tennessee. The said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to NationsCredit Financial Services Corporation for the sum of $36,900.00, which was the highest and best valid bid offered, and the NationsCredit Financial Services Corporation, has complied with its bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, Paul N. Royal, Substitute Trustee, does hereby bargain, sells, and conveys unto the said NationsCredit Financial Services Corporation, the property above mentioned and now more fully described as follows:

The following described tract or land:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows; to-wit:

BEING Lot No. 53 on the Map of Charles U. Coggins First Addition to Nashville, of record in Book 421, page 33, Register's Office for Davidson County, Tennessee.

SAID Lot No. 53 fronts 50 feet on the easterly side of Chase Avenue and runs back between parallel lines 156 feet to an alley.

This being the property described by deed of record in Book 10422, Page 796, in the Register's Office for Davidson County, TN.

Parcel No. 72-10-331.00

The said Paul N. Royal, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said Paul N. Royal, Substitute Trustee, has hereunto set his hand this 28th day of November, 2003.

PAUL N. ROYAL, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 28th day of November, 2003, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared Paul N. Royal, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

TATUM PARNELL NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

My Commission Expires Feb 28, 2005

NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is, $36,900.00, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me this 28th day of November, 2003.

TATUM PARNELL NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

My Commission Expires Feb 28, 2005

NOTARY PUBLIC

FOR REGISTER'S USE ONLY

Property known as:
1637 Chase Street
Nashville, Tennessee 37216

GRANTEE (new owner) & Send Tax Notice to:
NationsCredit Financial Services Corporation
c/o Fairbanks Capital Corp.
3815 South West Temple
Salt Lake City, UT 84115-4412

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