Tennessee
Map: #61-5-A-39CO

Twanda Knight
FLAGSTAR: #998731431

Davidson County DEEDTRS
Recvd: 07/13/04 09:53 2pgs
Fees:13.00 Taxes:259.37
20040713-0083132

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 8, 2002, and recorded in REGISTER'S INSTRUMENT #20020522-0062573, in the Register's Office of Davidson County, Tennessee, Twanda Malone-Knight, an unmarried woman, conveyed to Transcontinental Title Co., 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 #20040308-0026305, 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 15, 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of SEVENTY THOUSAND ONE HUNDRED 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION, 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 IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT III ON THE PLAN OF CONDOMINIUM SITE PLAN PHASE 1 POPLAR GLEN OF RECORD IN PLAT BOOK 6900, PAGE 646 CORRECTED IN BOOK 7572, PAGE 609 REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF POPLAR GLENN, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED IN AND BY-LAWS OF RECORD IN BOOK 7534, PAGE 591, AMENDED IN BOOK 7548,PAGE 612, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO:

(1) EASEMENTS OF RECORD IN BOOK 5129, PAGE 28, BOOK 4989, PAGE 430 AND BOOK 5325, PAGE 322; BOOK 6974, PAGE 989, BOOK 5526, PAGE 854, BOOK 7337, PAGE 269, AND BOOK 6088, PAGE 312;
(2) AGREEMENT OF RECORD IN BOOK 7401, PAGE 541;
(3) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 6900, PAGE 646, CORRECTED IN BOOK 7572, PAGE 609, SAID REGISTER'S OFFICE.

Twanda P. Malone, unmarried, obtained title to the above referenced real estate by Deed of record in BOOK: #9307, PAGE: #810, 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors and assigns 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	12.00
Publication Expense	255.00
Attorney's Fees and Trustees Fees	550.00
Credit on Note	69,283.00
	$70,100.00

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 15, 2004 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 15, 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
435 Lemont Drive
Nashville, Tennessee 37216

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

FEDERAL NATIONAL MORTGAGE ASSOCIATION
C/O FLAGSTAR BANK
5151 CORPORATE DRIVE
TROY, MI 48098

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 $70,100.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 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