Davidson County DEEDTRS
Recvd: 09/16/04 13:35 3 pgs
Fees:18.00 Taxes:255.30
20040916-0111729

THIS INSTRUMENT PREPARED BY:
William T. Hill, Attorney at Law
AmSouth Center
315 Deaderick Street, Suite 1230
Nashville, Tennessee 37238-1230

SUBSTITUTE TRUSTEE'S DEED

Address New Owner and Send Tax Bills To:

Household Financial Center, Inc.
931 Corporate Center Drive
Pomona, CA 91769

Map-Parcel Numbers:

101.00-0-194.00

WHEREAS, Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Maryle Jane Demoss, unmarried, to Household Financial Center, Inc. Trustee, dated the 24th day of May, 2002, and being of record as Instrument No. 20020605-0068056, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof, Household Financial Center, Inc.

WHEREAS, Appointment of Substitute Trustee having been duly executed by the holder of the note and beneficiary of said Deed of Trust, Appointment of Substitute Trustee being of record as Instrument No. 20040804-0093483 in the Register of Deed's Office, Davidson County, Nashville, Tennessee, and appointing William Timothy Hill as Substitute Trustee.

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock noon (12:00 noon),September 2, 2004, at the Register of Deeds Office, 501 Broadway, Nashville, Davidson County, Tennessee, when and where Household Financial Center, Inc., ("Grantee"), became the last and highest bidder at the price of Sixty-nine Thousand and 00/100 ($69,000.00) Dollars.

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, William Timothy Hill, Substitute Trustee, hereby conveys the Property described hereto in Exhibit "A", to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

William Timothy Hill, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 2nd day of September, 2004.

William Timothy Hill, as
Substitute Trustee and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named William Timothy Hill, Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of September, 2004.

Charlotte E Herring
Notary Public

My commission expires:

CHARLOTTE E. HERRING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $69,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of September, 2004.

Charlotte E Herring
Notary Public

My commission expires:

CHARLOTTE E. HERRING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

EXHIBIT A

Being a tract of land as shown on property map 101, assessor's office, in Davidson County, Nashville, Tennessee, bounded in General by river Road on the west, Charles F. Langley on the North; Nan B. Dugger on the east and Jeffrey Wayne Patton on the south, being Tract 1 of the M.D. Holmes Subdivision (unrecorded) surveyed by S.H. Huthinson and dated 03-09-55 more particularly described as follows:

Beginning at an iron pin set on the on the east margin of River Road (25' from the center) in Charles F. Langley's South line (ref. Deed Book 1344 page 43 R.O.D.C.) located S 18 deg. 06' 54' W 287.44' from the centerline intersection of Gower road and River road thence leaving River Road and with Langley's South Line S 59 Deg. 20'32"E 218.37 to A 64" Hackerberry in Nan B. Dugger's West fence line (ref. Deed Book 7012 Page 312 R.O.D.C.); thence leaving Langley and with Dugger's West Line S 02 Deg. 34' 04" W 92.00 to an iron pin set, the Northeast corner of M.D. Holmes Subdivision (unrecorded) Tract 2 as surveyed by S.H. Huthinson dated 03-09-55; thence leaving Dugger and with tract 2's north line N 63 Deg. 55' 56" W 249.08' to an iron pin set on a joint drive on the east margin of River Road; thence Leaving Tract 2 and with the Margin of River Road N 23 Deg. 06'17" E 101.98 to the point of beginning, containing 0.49 acres, more or less according to a survey by Randolph L. Chapdelaine RLS, #14447111-B Sweetgum Road SW, Fairview, Tennessee dated March 31, 1999.

The above described tract is subject to a joint Driveway reciprocal easement, all easements, restrictions, covenants of record in Deed Book 2392, Page 389 R.O.D.C. and to the findings of a title report.

BEING the same property conveyed from Jeffrey Wayne Patton to Maryle Jane Demoss by deed recorded 07-06-99, in Book 11559, at Page 377, in the Register's Office of Davidson County, Tennessee. Tax Map or Parcel ID No: 101-01 94.00

This is improved property known as 6729 River Road Pike, Nashville, TN 37209.