Davidson County DEEDTRS
Recvd: 10/27/04 09:19 2pgs
Fees:13.00 Taxes:514.30
20041027-0128999

Tennessee
Map: #72-5-99

Ann Brooks
UPLAND: #1300697573

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 3, 2002, and recorded in REGISTER'S INSTRUMENT: #20020522-0062276, in the Register's Office of Davidson County, Tennessee, Ann Turner Brooks, unmarried, conveyed to Kathryn Reed Edge, Esq., 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: #20040901-0105940, 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 October 19, 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 AMERICAN BUSINESS MORTGAGE SERVICES, INC., a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED THIRTY NINE 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 AMERICAN BUSINESS MORTGAGE SERVICES, INC. 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 AMERICAN BUSINESS MORTGAGE SERVICES, INC., 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, TENNESSEE, DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS NOS. 51 AND 52 ON THE MAP OF THE SUBDIVISION OF THE CASPER ZOPFI PLACE AS OF RECORD IN BOOK 332, PAGE 167, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 ON THE PLAN OF SUSIE W. DEMONBREUN'S RE-SUBDIVISION OF PART OF LOTS NOS 51, 52, AND 53 OF THE CASPER ZOPFI PLACE, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY BEN M. MOORE, JR., SURVEYOR, MARCH 26, 1947, AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF KEELING AVENUE AT A POINT 206.2 FEET NORTH OF THE NORTHEAST CORNER OF SAID AVENUE AND TRINITY LANE, AT THE CORNER OF LOTS NOS. 6 AND 7; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, EASTWARDLY 150 FEET; THENCE NORTH 3 DEGREES 30' EAST 50 FEET TO THE CORNER OF LOTS NOS. 5 AND 6; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, WESTWARDLY 150 FEET TO THE EASTERLY MARGIN OF KEELING AVENUE; THENCE WITH SAID AVENUE, SOUTHWARDLY 50 FEET TO THE BEGINNING.

ANN TURNER, AN UNMARRIED PERSON, HER HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in BOOK: #5028, PAGE: #870, 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 AMERICAN BUSINESS MORTGAGE SERVICES, INC., 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	138,183.00
	$139,000.00

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 October 19, 2004 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On October 19, 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 MY COMM. EXP. 11-14-04 SHELBY CO. TN

My Commission Expires:

STATE TAX $
CLERK'S FEE $

TOTAL $

PROPERTY ADDRESS
3003 KEELING AVENUE
NASHVILLE, TENNESSEE 37216

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

AMERICAN BUSINESS MORTGAGE SERVICES
C/O UPLAND MORTGAGE
THE WANNAMAKER BUILDING
100 PENN SQUARE EAST
PHILADELPHIA, PA 19107

MORTGAGEE: NONE

RETURN TO:→

THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS
ATTORNEY AT LAW
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 139,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF Oct 2004
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-14-04

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