Davidson County DEEDTRS
Recvd: 11/09/04 14:26 3pgs
Fees:18.00 Taxes:261.70
20041109-0135244

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN AND BURNSED, PLLC
SunTrust Center, Suite 1750
424 Church Street
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
SouthTrust Bank 230 Fourth Avenue, North Nashville, TN 37219	SAME	69-16/71

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, there has occurred one or more acts of default in the note evidencing the indebtedness owed to South Trust Mortgage Corporation ("Lender");

WHEREAS, South Trust Mortgage Corporation is the beneficiary of the Deed of Trust of record in Instrument No. 20011012-0111541, Register's Office for Davidson County, Tennessee. Said Deed of Trust having been assigned by Assignment of Mortgage/Deed of Trust recorded in Instrument No. 20041102-0131524 (hereinafter collectively referred to as "Deed of Trust"). Said Deed of Trust secures the payment in full of the note evidencing the subject indebtedness in the original principal sum of $67,800.00. South Trust Mortgage Corporation and South Trust Bank shall be referred to hereinafter as "Lender".

WHEREAS, by and through the above described Deed of Trust, the grantor, Sheleeta L. Cohen (the "Borrower") conveyed the real property described herein to Mary Frances Rudy, Trustee, for the benefit of the Lender, with power of sale;

WHEREAS, the Lender pursuant to the terms and conditions of the above Deed of Trust, did appoint Amy Smith as Substitute Trustee, to serve in the stead of the Trustee with all powers granted unto the Trustee, such appointment appearing of record in Instrument No. 20040823-0101522, Register's Office for Davidson County, Tennessee;

WHEREAS, Lender notified the Trustee of the default by the Borrower in the payments called for in the note secured by the above Deed of Trust and demanded that the Trustee advertise the subject property for sale pursuant to the terms and conditions of the said Deed of Trust;

WHEREAS, the Substitute Trustee did advertise the property for sale in the "The Nashville Record" on September 9, September 16, and September 23, 2004, in accordance with and in fulfillment of the requirements of the above Deed of Trust;

WHEREAS, the Trustee and/or her agent, in accordance with the requirements of the above Deed of Trust and the published advertisement for sale of the subject property, did on the 4th day of November, 2004, appear and conduct the sale of the herein described property;

WHEREAS, SouthTrust Bank, did place the highest bid for the subject property, being the sum of $70,728.62;

NOW THEREFORE, for and in consideration of the sum of $70,728.62, the Substitute Trustee and/or her agent has bargained and sold, and by these present do transfer and convey unto the said SouthTrust Bank, the Grantee herein, its successors and assigns, the property described as follows:

Real property situated in Davidson County, described as follows:

Being Lot No. 16 on the Map of J.J. Holzapfel's Subdivision, described according to a survey by Watkins and Murray, dated March 2, 1945 as follows:

Beginning on the southerly margin of Elizabeth Street at the northeast corner of the property conveyed to James C. Pickett and wife, by deed from L.I. Overstreet and wife, of record in Book 1913, page 23, said Register's Office, being the corner of Lots Nos. 15 and

16; thence with the line between said two lots; southwardly 156.15 feet to the northerly margin of Ashton Avenue; thence with said Avenue, eastwardly 99 feet to the corner of Lots Nos. 16 and 17; thence with the line between said two lots, northwardly 156.15 feet to the southerly margin of Elizabeth Street; thence with said Street, westwardly 99 feet to the beginning.

Being the same property conveyed to Sheleeta L. Cohen, Unmarried, by deed from Lee K. Trollinger and wife, Julia A. Trollinger executed on October 2, 2001 and filed for record on 10/12/01 and recorded as 20011012-0111540, Register's Office for Davidson County, Tennessee.

Possible Map and Parcel: 69-16/71
Possible Address: 1612 Elizabeth Road, Nashville, Tennessee 37218

This conveyance is made subject to (1) unpaid taxes; (2) All matters shown on any applicable recorded Plat.

The Substitute Trustee makes no personal warranties or representations concerning the subject property. This conveyance is subject to any prior matters of record including, but not limited to unpaid property taxes. The transfer is "as is" and without warranties of any kind.

To have and to hold the said tract or parcel of land, including all appurtenances, estate, title and interest thereto belonging, unto the said Grantee, its heirs and assigns, forever.

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

WITNESS, my hand this 5 day of November, 2004.

Amy Smith, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Amy Smith**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged herself to be the Trustee under the above referenced Deed of Trust, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 5th day of November, 2004.

Notary Public

My Commission Expires: 7/19/08

JODEAN M. KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $70,728.62. This is equal to or greater than the property would bring at a fair and voluntary sale.

Amy Smith, Trustee

Sworn to and subscribed before me this 5th day of November, 2004.

Notary Public

JODEAN M. KING
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 7/19/08

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