Davidson County DEEDTRS
Recvd: 04/27/05 08:12 2 pgs
Fees:13.00 Taxes:236.43
20050427-0046595

Tennessee
Map: #81-10-145

Albert Shaw
INDYMAC: #3000710735

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated JULY 26, 1997, AND RECORDED IN BOOK 10546 PAGE 632 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, VICKI J. SHAW AND HUSBAND, ALBERT A. SHAW, CONVEYED TO TIM LIGHT, 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: #200003310032465, 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 March 29, 2005, at the outside 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 EMC MORTGAGE CORPORATION, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of SIXTY THREE THOUSAND NINE 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 EMC MORTGAGE CORPORATION 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 EMC MORTGAGE CORPORATION, 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:

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEING LOT NO 74 ON THE MAP OF COBB SUBDIVISION OF LOT NUMBER 6 OF THE HARDING BOSLEY TRACT AS OF RECORD IN BOOK 161, PAGE 155, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SHOWN ON THE TAX BOOKS OF THE METROPOLITAN DAVIDSON COUNTY, TAX ASSESSOR AS FOLLOWS: 1725-25TH AVENUE NORTH LOT NUMBER 74 186 X 80 X IR FIELD BOOK NUMBER 8DA-13492 MAP AND PARCEL NUMBER 81-10-145.

VICKI J. SHAW AND HUSBAND, ALBERT A. SHAW, THEIR HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in BOOK: #5825, PAGE: #272, 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 EMC MORTGAGE CORPORATION, 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	10.00
Publication Expense	255.00
Attorney's Fees and Trustees Fees	550.00
Credit on Note	63,085.00
	$63,900.00

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 March 29, 2005 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On March 29, 2005 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

My Commission Expires: 9-17-08

BRENDA L. DOYLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 9-17-08

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
1725 25th Avenue North
Nashville, TENNESSEE 37208

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
EMC MORTGAGE CORPORATION
C/O INDYMAC BANK
MAIL CODE HS-01-04
SIERRA MADRE VILLA
PASADENA, CA 91107

Mortgagee: None

RETURN TO: →

This instrument prepared by:
Weiss Spicer, PLLC
Attorneys 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
$ 63900.00
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF March 29, 2005
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-17-08

BRENDA L. DOYLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 9-17-08