Davidson County DEEDTRS
Recvd: 05/03/05 10:18 2 pg
Fees:13.00 Taxes:235.88
20050503-0049052

Tennessee
Map: #082.03-O-097.00

Mae Harris
LITTON: #10523449

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated AUGUST 13, 1999, AND RECORDED IN BOOK: #11633, PAGE: #748, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, MAE J. HARRIS, CONVEYED TO JOHN PHILLIPS, ATTORNEY, 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: #20020626-0077054, 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 April 12, 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 PLEDGED PROPERTY, II LLC, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of SIXTY THREE THOUSAND SEVEN HUNDRED FIFTY 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 PLEDGED PROPERTY, II LLC of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, VALERIE ANN SPICER, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said PLEDGED PROPERTY, II LLC, 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 LOT NO. 1 ON THE PLAN OF THE NASHVILLE HOUSING AUTHORITY SUBDIVISION, NUMBER FIVE, AS OF RECORD IN BOOK 4470, PAGE 143, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT IN THE WEST MARGIN OF NORTH 2ND STREET, SOUTHEAST CORNER OF THE SUBJECT LOT; THENCE WESTWARDLY 145.00 FEET TO A POINT IN THE EAST MARGIN OF ALLEY NO. 307; THENCE WITH THE MARGIN OF SAME, NORTHWARDLY 67.21 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 215.0 FEET; THENCE AROUND SAID CURVE NORTHWESTWARDLY 17.81 FEET TO A POINT IN THE SOUTHERLY MARGIN OF EVANSTON AVENUE AS RELOCATED, AND AT THE BEGINNING OF A SLIGHT CURVE TO THE LEFT HAVING A RADIUS OF 146.65 FEET; THENCE WITH SAID CURVE OF EVANSTON AVENUE NORTHEASTWARDLY 68.29 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 104.0 FEET; THENCE CONTINUING WITH SAID MARGIN OF EVANSTON AVENUE AND THE CURVE; THENCE NORTHEASTWARDLY 66.34 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20 FEET; THENCE AROUND SAID CURVE SOUTHEASTWARDLY 35.68 FEET TO A MONUMENT IN THE WEST MARGIN OF NORTH 2ND STREET; THENCE WITH THE MARGIN OF SAME, SOUTHWARDLY 135.09 FEET TO THE POINT OF BEGINNING.

MAE J. HARRIS, HER HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Order of record in BOOK: #10638, PAGE: #598, 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 PLEDGED PROPERTY, II LLC, its successors and assigns in fee simple forever, to whom the said VALERIE ANN SPICER, 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	62,933.00
	$63,750.00

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 VALERIE ANN SPICER, Substitute Trustee, has on April 12, 2005 hereunto set his hand and seal.

VALERIE ANN SPICER, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On April 12, 2005 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared VALERIE ANN SPICER 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.

Brenda L. Doyle
NOTARY PUBLIC

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

My Commission Expires: 9-17-08

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
1012 North 2nd Street
Nashville, TENNESSEE 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
PLEDGED PROPERTY, II LLC
C/O LITTON MORTGAGE SERVICING CENTER
4828 LOOP CENTRAL DRIVE
HOUSTON, TEXAS 77081-2226

Mortgagee: None

This instrument prepared by:
Weiss Spicer, PLLC
Attorneys 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
$ 63,750.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF April 20 05
NOTARY PUBLIC Brenda L. Doyle
MY COMMISSION EXPIRES 9-17-08

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