Davidson County DEEDTRS
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Fees:13.00 Taxes:566.10
20050506-0051434

This Instrument was prepared by:
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901.525.2427
(0008467411)

SUBSTITUTE TRUSTEE'S DEED

On the 14th day of July, 2004, JOSE ACEVEDO and wife, MARIA ACEVEDO executed a Deed of Trust to Accurate Title and Escrow, Sumner Co, TN as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee as Instrument No. 20040723-0088215 and Paul N. Royal of Shelby County, Tennessee was substituted in its place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee in Instrument No. 20050307-0024659.

The property is known as 401 Hickory Woods Court, Antioch, TN 37013 and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in The Nashville Record newspaper, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on March 31, April 7 and April 14, 2005. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Friday, April 22, 2005 at twelve noon (12:00 noon) and at the place mentioned in the advertisement which was at 225 Polk Avenue (old Ben West Library Building) in downtown Nashville, Tennessee. The said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to EMC MORTGAGE CORPORATION for the sum of $153,000.00, which was the highest and best valid bid offered, and the purchaser, EMC MORTGAGE CORPORATION, has complied with its bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, Paul N. Royal, Substitute Trustee, does hereby bargain, sells, and conveys unto the said EMC MORTGAGE CORPORATION, the property above mentioned and now more fully described as follows:

Property located at 401 Hickory Woods Court, Antioch, Davidson County, Tennessee 37013.

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, page 885, Register's Office for said County, to which reference is made for a more complete description.

This being the same property described by deed of record as Instrument No. 200001003-0097740 in the Register's Office for Davidson County, TN.

Parcel No. 176-5B-6.00 CO

The said Paul N. Royal, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said Paul N. Royal, Substitute Trustee, has hereunto set his hand this 22nd day of April, 2005.

PAUL N. ROYAL, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 22nd day of April, 2005, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared Paul N. Royal, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

LINDA STUNDAHL NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

My Commission Expires
July 11, 2006

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is, $153,000.00, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me this 22nd day of April, 2005.

NOTARY PUBLIC

LINDA STUNDAHL NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

My Commission Expires
July 11, 2006

FOR REGISTER'S USE ONLY

Property known as: 401 Hickory Woods Ct. Antioch, TN 37013	GRANTEE & Send Tax Notice to: EMC Mortgage Corporation P.O. Box 141358 Irving, TX 75014-1358	This Instrument was prepared by: CRISLIP, PHILIP & ASSOCIATES 4515 Poplar Avenue, Suite 322 Memphis, Tennessee 38117 901.525.2427