Davidson County DEEDTRS
Recvd: 05/06/05 15:34 2 pgs
Fees:12.00 Taxes:0.00
20050506-0051594

Tennessee
Map: #172-8-A-69CO

Sherry Childs
IRWIN: #74437799

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated SEPTEMBER 11, 2002, AND RECORDED IN REGISTER'S INSTRUMENT: #20020925-0116909, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, SHERRY CHILDS, UNMARRIED, CONVEYED TO ARCHER LAND TITLE, INC., 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: #20050324-0031824, 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 19, 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED NINETEEN THOUSAND THREE 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in ANTIOCH, COUNTY OF DAVIDSON, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 69 ON THE PLAN OF HUNTERS BRANCH, SECTION 2B, AS OF RECORD IN PLAT BOOK 6900, PAGE 337 SAID REGISTER'S OFFICE. SAID LOT NO. 69 FRONTS 32.53 FEET ON THE WESTERLY MARGIN OF THE TURNAROUND OF RETRIEVER COURT AND RUNS BACK 103.28 FEET ON THE SOUTHERLY LINE AND 143.98 FEET ON THE NORTHERLY TO A LINE IN THE REAR WHICH MEASURES 135.00 FEET THEREON.

SUBJECT TO THE FOLLOWING: COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT OF RECORD IN BOOK 6601, PAGE 7, SAID REGISTER'S OFFICE.

ALL MATTERS ON THE PLAN OF RECORD IN BOOK 6900, PAGE 336, AND PAGE 337, SAID REGISTER'S OFFICE. BY-LAWS OF HOMEOWNERS ASSOCIATION OF RECORD IN BOOK 6632, PAGE 429, SAID REGISTER'S OFFICE.

SUBJECT TO ANY AND ALL BUILDING AND ZONING REGULATIONS OF CITY, COUNTY, AND STATE.

SHERRY CHILDS, UNMARRIED, HER HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in BOOK: #10958, PAGE: #255, 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION, 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	118,483.00
	$119,300.00

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 19, 2005 hereunto set his hand and seal.

VALERIE ANN SPICER, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On April 19, 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
5933 Retriever Court
Antioch, TENNESSEE 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
FEDERAL NATIONAL MORTGAGE ASSOCIATION
C/O IRWIN MORTGAGE CORPORATION
P.O. BOX 6107
INDIANAPOLIS, IN 46206-6107

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
$*****EXEMPT*****EXEMPT*****EXEMPT*********
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF April 19, 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