Davidson County DEEDTRS
Recvd: 06/22/05 10:02 2 pgs
Fees:13.00 Taxes:703.00
20050622-0071414

Tennessee
Map: #86-4-C-23CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated MAY 15, 2001, AND RECORDED IN REGISTER'S INSTUMENT: #20010518-0051522, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, JUNG SUN SONG, A MARRIED WOMAN, CONVEYED TO J. FRANKLIN MCCREARY, 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: #20050509-0052306, 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 June 7, 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 STONE STEPS REALTY, INC., whose address is, 2020 FIELDSTONE PARKWAY, SUITE 900-303, FRANKLIN, TENNESSEE 37069, being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED SIXTY ONE THOUSAND ONE HUNDRED THIRTY EIGHT DOLLARS AND 00/100; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of its bid.

NOW, THEREFORE, in consideration of the premises and the payment by STONE STEPS REALTY, INC. 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 STONE STEPS REALTY, INC., its successors and assigns in fee simple forever, the property above mentioned and now further described as being in HERMITAGE, COUNTY OF DAVIDSON, State of Tennessee, to-wit:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 37 ON THE PLAN OF JACKSON'S GROVE, PHASE TWO, OF RECORD IN PLAT BOOK: #8250, PAGE: #999, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

SUBJECT TO THE FOLLOWING:

RESTRICTIONS OF RECORD IN BOOK: #10841, PAGE: #607, MADE APPLICABLE BY PLAT BOOK: #8250, PAGE: #999;

BY-LAWS OF RECORD IN BOOK: #10841, PAGE: #607,

BOUNDARY LINE AGREEMENT OF RECORD IN BOOK: #10728, PAGE: #584;

EASEMENT OF RECORD IN BOOK: #5776, PAGE: #868;

PLAN OF RECORD IN PLAT BOOK: #8250, PAGE: #999; ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JUNG SUN SONG, HER HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20010518-0051521, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

PROPER NOTICE OF THIS SALE HAS BEEN GIVEN TO THE INTERNAL REVENUE SERVICE AND THIS SALE IS MADE SUBJECT TO THE REDEMPTION RIGHTS OF THE INTERNAL REVENUE SERVICE.

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 STONE STEPS REALTY, INC., 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.

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 June 7, 2005 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 7, 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

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
1213 TRAVELERS PLACE
HERMITGE, TENNESSEE 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
STONE STEPS REALTY, INC.
2020 FIELDSTONE PARKWAY
SUITE 900-303
FRANKLIN, TENNESSEE 37069

MORTGAGEE: NONE

THIS INSTRUMENT PREPARED BY:
WEISS SPICER, PLLC
ATTORNEYS AT LAW
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103
(901) 526-8296

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 190,000
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY
OF June 2005
NOTARY PUBLIC
MY COMMISSION EXPIRES