Davidson County DEEDTRS
Recvd: 09/06/05 09:12 2 pgs
Fees:13.00 Taxes:260.11
20050906-0106291

Tennessee
Map: #150-3-309

Tilma Pomeroy
NCHLS: #1044295112

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated JUNE 4, 2004, AND RECORDED IN REGISTER'S INSTRUMENT NO. 20040609-0067948 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TILMA B. POMEROY, UNMARRIED, CONVEYED TO SATURN AND MAZER TITLE SVCS INS., 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: #2005071-50082135, 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 August 23, 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 WESTERN PROPERTIES, INC., a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of SEVENTY 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 WESTERN PROPERTIES, INC. 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 WESTERN PROPERTIES, INC., 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:

BEING LOT 122A, ZONE LOT DIVISION OF LOTS 119-123, CHELSEA OF PRIEST LAKE, SECTION TWO-C, AS OF RECORD IN BOOK 6250, PAGE 943 AS AMENDED IN BOOK 6900 PAGE 192, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS OF RECORD

TILMA B. POMEROY, UNMARRIED, HER HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20040609-0067947, 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 WESTERN PROPERTIES, INC., 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	265.02
Attorney's Fees and Trustees Fees	550.00
Credit on Note	69,472.98
	$70,300.00

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 August 23, 2005 hereunto set his hand and seal.

VALERIE ANN SPICER, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On August 23, 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.

NOTARY PUBLIC

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES APRIL 10, 2007

DIANA WILLIAMS BARTON NOTARY PUBLIC AT LARGE SHELBY CO. TN

STATE TAX $
CLERK'S FEE $

TOTAL $

PROPERTY ADDRESS
3610 WELLS COURT
ANTIOCH, TENNESSEE 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
WESTERN PROPERTIES, INC.
C/O NATIONAL CITY HOME LOAN SERVICES, INC.
150 ALLEGHENY CENTER MALL
PITTSBURGH, PA 15212

MORTGAGEE: NONE

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

RETURN TO:→

DIANA WILLIAMS BARTON NOTARY PUBLIC AT LARGE SHELBY CO. TN

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 70,300.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF August 23 20 05
NOTARY PUBLIC
MY COMMISSION EXPIRES MY COMMISSION EXPIRES APRIL 10, 2007