PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6750 Lenox Center Court, Suite 202
Memphis, TN 38115
901-767-5566
Fax: 901-761-5690

Davidson County DEEDTRS
Recvd: 09/20/05 10:59 2 pgs
Fees:13.00 Taxes:249.75
20050920-0112898

Name: Westley B. Martin,
S&K#: 05-1937
Loan#: 25035031

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 14, 1997, recorded in Book 10575, Page 972, in the Register's Office of Davidson County, Tennessee, Westley B. Martin, conveyed to Donald R. Baskin, Trustee, 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 Instrument Number 20050804-0091943, in the Register's Office of Davidson County, Tennessee; 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 sale Deed of Trust by which advertisement the sale was appointed to be held on September 6, 2005, at the Davidson County Courthouse in Nashville, Tennessee, at 3:00 pm; 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 time the said property was struck off and sold to Woobine Community Organization, Inc, whose address is 222 Oriel Avenue Nashville, Tennessee 37210, at and for the sum of $67,500.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Woobine Community Organization, Inc. 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 Woobine Community Organization, Inc., the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Denise Griffin, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Woobine Community Organization, Inc, their heirs 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:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 137 on the Plan of Haynes Estates, Section III, which is of record in Book 4175, Page 80, Register's Office for Davidson County, Tennessee.
Said Lot Number 137 fronts 100 feet on the northerly side of Lytle Drive and runs back between lines 155.27 feet on the westerly side and 202.32 feet on the easterly side to a line at the rear on which it measures 74.65 feet thereon.

This legal description is identical with that in Deed of Trust recorded in Book 10575, Page 972, in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 10575, Page 972, in the Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 10575, Page 969, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Woobine Community Organization, Inc, their heirs successors and assigns, in fee simple forever, to whom the said Denise Griffin, 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.

IN WITNESS WHEREOF, the said Denise Griffin, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Denise Griffin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 16th day of Sept., 2005, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Denise Griffin, 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.

DINA R. SINCLAIR NOTARY PUBLIC AT LARGE SHELBY CO., TN

My commission expires: 12/20/05

My Comm. Exp. 12-20-05

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $67,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the 16th, day of September, 2005.

Notary Public

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

PROPERTY ADDRESS: 3118 Lytle Drive, Nashville, TN 37218

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Woobine Community Organization, Inc.
222 Oriel Avenue
Nashville, Tennessee 37210

S & K #:05-1937
Map & Parcel – 059-09-0 088.00

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.