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: 10/19/05 08:21 2 pgs
Fees:12.00 Taxes:0.00
20051019-0125801

Tennessee FHA

Name: Trina Demonbreun, a single person
S&K#: 05-1067
FHA #: 483-308886
Loan#: 28891869

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 25, 2002, recorded in Instrument Number 20020501-0053375, in the Register's Office of Davidson County, Tennessee, Trina D. Demonbreun, a single woman conveyed to Thomas F. Baker, IV, 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 20050509-0052061, 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 May 27, 2005 at the Davidson County Courthouse in Nashville, Tennessee, at 1:00 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 First Horizon Home Loan Corporation, whose address is First Horizon Home Loan Corporation, 4000 Horizon Way, Irving, Texas 75063, at and for the sum of $77,955.68, that being the highest and best bid offered; and,

WHEREAS, the said First Horizon Home Loan Corporation has assigned its interests in the said property to Secretary of Housing and Urban Development, Washington, D.C., his successors and assigns; 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 First Horizon Home Loan Corporation, 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 Secretary of Housing and Urban Development, Washington, D.C., his 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:

Building 52, Unit Number 285, and Garage Number 4, on The Plan of Creekside Meadows Condominiums (formerly Peppertree Condominium) of record in Book 4675, Page 128-130, in the Register's office for Davidson County, Tennessee, together with all fixtures, appliances, wall coverings, carpets and other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and by-laws of record in Book 4834, Page 257 through 312, as amended in Book 4984, Page 174; Book 5045, Page 800; Book 5086, Page 80; Book 5259 Page 5; Book 6237 Page 644; Book 6535, Page 723 and Book 6535, Page 724, and the charter at Book 4836, Page 610, all in said Register's Office to which reference is hereby made for a more complete description.

This legal description is identical with that in Deed recorded in Instrument Number 20020501-0053375, 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 Instrument Number 20020501-0053375, in the Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Instrument Number 20000920-0093606 re-recorded 20001031-0107880, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

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 Secretary of Housing and Urban Development, Washington, D.C., his 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 27th day of May, 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.

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

My commission expires: 12/20/05 Notary Public

Comm. Exp. 12-20-05

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 810 Bellevue Road, Unit #285, Nashville, TN 37221

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Secretary of Housing and Urban Development
Federal Housing Administration
c/o Pyramid Real Estate Services
616 Marriott Drive, Suite 300
Nashville, TN 37214

ATTENTION: Single Family Property Disposition Branch

S & K File #05-1067
Map & Parcel - 142-06-0-B-285.00

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