Davidson County DEEDTRS
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Fees:12.00 Taxes:0.00
20060110-0003474

This Instrument Prepared By:
Perrie & Cole of Tennessee, LLC
400 Northridge Road, Suite 700
Atlanta, GA 30350
P & C file No.: 6005-0266
Parcel ID No.: 106-14; 77.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated 3/21/2005, and recorded in the Register's Office of Davidson County, Tennessee, at Book 20050329, Page 0033563, (Deed of Trust), Tyrone Ordon and Afften McNeil conveyed to George R. Woods, Sr. as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Mortgage Electronic Registration Systems, Inc.; and

WHEREAS, Mortgage Electronic Registration Systems, Inc. as nominee for Irwin Mortgage Corporation, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee of record at Book 20051013, Page 123227, in the Register's Office of Davidson County, TN; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 10/20, 10/27 and 11/3/05 in the The Nashville Record, by which advertisement of the sale was held on 11/10/2005 at the Davidson County Courthouse in Davidson, Tennessee, in bar of the equities of redemption, dower and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Rick Piliponis Music City TItle & Escrow, LLC, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Mortgage Electronic Registration Systems, Inc., being the highest, best and last bidder, became the purchaser of said property at and for the sum of $95,167.49; and

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by Mortgage Electronic Registration Systems, Inc., as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Perrie & Cole of Tennessee, LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Secretary of the Dept. of Housing & Urban Development, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 71 ON THE MAP OF RAYMOND HEIGHTS SUBDIVISION, OF RECORD IN BOOK 1424, PAGE 141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TYRONE ORDON AND AFFTEN MCNEIL, HUSBAND AND WIFE, FROM KERRY L. GOODALL, AN UNMARRIED WOMAN BY WARRANTY DEED DATED MARCH 21, 2005 AND _____ IN INSTRUMENT # 20050329-0033562 SIMULTANEOUSLY HEREWITH REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The last recorded Warranty Deed was filed of record at Deed Book 20050329, Page 0033562, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said Secretary of the Dept. of Housing & Urban Development, its successors and assigns forever, to whom the said, Perrie & Cole of Tennessee, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Perrie & Cole of Tennessee, LLC, Substitute Trustee, has hereunto set aside his hand, this 6th day of January, 2006.

Lori L Taylor

Perrie & Cole of Tennessee, LLC
Substitute Trustee

STATE OF GEORGIA
COUNTY OF FULTON

On this 6th day of January, 2006, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Lori L. Taylor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Authorized Signer for Perrie & Cole of Tennessee, LLC, the within named bargainor, and as such office or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the limited liability company by himself or herself as such office or member.

WITNESS my hand Notary Seal the day and year above written.

STACEY N. PARKER NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA OCT. 19, 2007

Notary Public

My Commission Expires:

STATE OF GEORGIA
COUNTY OF FULTON

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is 95,167.49, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lori L Taylor

Affiant

SUBSCRIBED AND SWORN TO ME ON THIS 6TH DAY OF JANUARY, 2006.

STACEY N. PARKER NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA OCT. 19, 2007

Notary Public

My Commission Expires:

Mail Tax Notices To:
Irwin Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46038