File 6005-0365
Loan 73985970
Sale 1/12/2006

This Instrument Prepared By:
Perrie & Cole of Tennessee, LLC
400 Northridge Road, Suite 700
Atlanta, GA 30350
P & C file No.: 6005-0365
Parcel ID No.: 52-09-179.00

Davidson County DEEDTRS
Recvd: 02/10/06 10:35 2 pg
Fees:12.00 Taxes:0.00
20060210-0016504

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated 4/16/2002, and recorded in the Register's Office of Davidson County, Tennessee, at Book 20020502, Page 0063822, (Deed of Trust), Randy Kilburn and Linda Kilburn conveyed to Hatcher Escrow of Sumner County 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., being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee of record at Book 20051219, Page 151521, 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 12/22, 12/29 and 1/5/2006 in the The Nashville Record, by which advertisement of the sale was held on 1/12/2006 at the Register of Deeds building of the Davidson County Courthouse, 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 $106,638.28; 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 Federal National Mortgage Association, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

BEING LOT NOS. 62 AND 63 ON THE PLAN OF WOODDALE GROVE ANNEX, AS OF RECORD IN BOOK 547, PAGE 109, AND 110, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPELTE DESCRIPTION OF SAID PROPERTY.

INCLUDED IN THIS DESCRIPTION, BUT EXCLUDED FROM THIS TRANSACTION IS THE FOLLOWING;

BEING PART OF LOT NUMBERS 62 AND 63 ON THE PLAN OF WOODALE GROVE ANNEX, AS OF RECORD IN BOOK 547, PAGES 109 AND 110, REGISTER'S OFFICE FOR SAID COUNTY AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT NO.62; SAID POINT BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI AVENUE; THENCE EASTERLY ALONG THE PRESENT SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI AVENUE, 100 FEET TO A POINT; SAID POINT BEING THE NORTHEAST CORNER OF LOT NO. 63; THENCE SOUTHERLY ALONG THE EASTERLY MARGIN OF LOT NO. 63, 32 FEET, MORE OR LESS, TO A POINT IN THE NEW PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI AVENUE: THENCE WESTERLY ALONG THE NEW PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI AVENUE 100 FEET TO A POINT IN THE WESTERLY LINE OF LOT NO. 62: THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOT NO. 62, 31 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. BEING THE PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE BY DEED OF RECORD IN BOOK 4002. PAGE 768, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The last recorded Warranty Deed was filed of record at Deed Book 20020524, Page 0063820, 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 Federal National Mortgage Association, 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 8 day of February, 2006.

Lori L Taylor
Perrie & Cole of Tennessee, LLC
Substitute Trustee

STATE OF GEORGIA
COUNTY OF FULTON

On this 8 day of February, 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.

Bonnie Short
Notary Public

BONNIE SHORT NOTARY PUBLIC FULTON COUNTY GEORGIA

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 106,638.28, 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 (Trustee Officer)

SUBSCRIBED AND SWORN TO ME ON THIS 8 DAY OF February, 2006.

Bonnie Short
Notary Public

BONNIE SHORT NOTARY PUBLIC FULTON COUNTY GEORGIA

My Commission Expires:_____

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