Davidson County DEEDTRS
Recvd: 02/27/06 08:52 2 pgs
Fees:13.00 Taxes:665.96
20060227-0021986

Tennessee
Map # 015-00-0278

Taphney Brakefield
Litton #14479430

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 2, 2005, and recorded in Instrument No. 200506100066770 in the Register's Office of Davidson County, Tennessee, Taphney J. Breakfield and Brian W. Cossar, Joint Tenancy, conveyed to Baldwin Land Title, 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 Instrument No. 20060117-0005807 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 February 14, 2006, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Gaylord Entertainment Center, 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 MTGLQ INVESTORS, LP, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of One Hundred Seventy-nine Thousand Nine Hundred Ninety and no/100 Dollars; 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 MTGLQ INVESTORS, LP of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said MTGLQ INVESTORS, LP, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

BEING a Tract of Land situated in the 1st Councilmanic District of Davidson County, Tennesse, the said tract being the eastern portion of parcel 88 located on Tax Map 15 as of record in Book 6247, page 368, Register's Office for Davidson County, Tennessee and being more particularly described as follows: BEGINNING at iron pin new situated in the Northwesterly right-of-way line of Union Hill Road. The said pin being the Southwest corner of the Charles E. Harvison property, as of record in Book 8184, Page 16, Register's Office for Davidson County, Tennessee. The said pin also being the Southeast corner of the property described herein; thence, with the said right-of-way line, with a curve to the left, the said curve having a delta angle 82 deg. 40 min. 27 sec., a radius of 410.00 feet, a chord bearing of South 63 deg. 34 min. 37 sec. West, a chord distance of 541.60 feet, for a total arc length of 591.60 feet to an iron pin new; thence with a cord severance line, the following bearings and distances; thence, North 33 deg. 37 min. 27 sec. West, 473.22 feet to an iron pin new; thence North 43 deg. 36 min. 04 sec. East, 240.65 feet to an iron pin new; thence, North 79 deg. 08 min. 53 sec. East, 270.77 feet to a concrete monument old, the said monument being the Southeast corner of the Charles D. Morris, Jr. etux property, as of record in the Book 3892, page 138, Register's Office for Davidson County, Tennessee, and being the Southwest corner of the Charles D. Morris, Jr. property as of record in Book 3505, page 3, Register's Office for Davidson County, Tennessee; thence, with the said Morris property, North 89 deg. 02 min. 27 sec. East, 369.57 ft. to a concrete monument old, the said monument being the northwest corner of the said Harvison property; thence with the said Harvison property, South 08 deg. 02min. 44 sec. West, 388.30 ft. to the point of the beginning, containing 296.219 square ft. or 6.800 acres more or less.
THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Taphney J. Brakefield and Brian W. Cossar, both unmarried, their heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20050610-0066769, 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 MTGLQ INVESTORS, LP, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, 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	179,162.98
	$179,990.00

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 Arnold M. Weiss, Substitute Trustee, has on February 14, 2006 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On February 14, 2006 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss 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:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
2800 Union Hill Road,
Joelton, TN 37080

SHARON HOGAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 12-9-09

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

MTGLQ INVESTORS, LP
c/o Litton Loan Servicing, Inc.
4828 Loop Central Drive
Houston, TX 77081-2226

Mortgagee: None

RETURN TO:

This instrument prepared by:
Weiss Spicer, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103
(901) 526-8296

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$179,990.00**
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, February 14, 2006
NOTARY PUBLIC
MY COMMISSION EXPIRES

SHARON HOGAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 12-9-09