Davidson County DEEDTRS
Recvd: 07/10/06 14:50 2 pgs
Fees:13.00 Taxes:371.08
20060710-0082656

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
Fax: 901-761-5690

Name: Eugene Speight, and wife, Quntrell Denice Bowers
S&K#: 06-2300

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 14, 2005, recorded in Instrument number 20060112-0004755 in the Register's Office of Davidson County, Tennessee, Eugene Speight, a married person, conveyed to Larry N. Westbrook, Esq., 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 20060615-0071286, 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 July 7, 2006, at the Davidson County Courthouse in Nashville, Tennessee, at 12:00 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 Mortgage Electronic Registration System, whose address is, 9990 Richmond, Suite 400, Houston, Texas, 77042, at and for the sum of $100,291.00, that being the highest and best bid offered; and,

WHEREAS, the said Mortgage Electronic Registration System has assigned its interests in the said property to PHH Mortgage Corporation, its 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 PHH Mortgage Corporation, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said PHH Mortgage Corporation, its 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 7, on the Plan of Ellis Estate, Section Two, as shown on plat of record in Plat Book 6900, Page 467, in the Register's Office for Davidson County, Tennessee, to which plat of reference is hereby made for a more particular description.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20060112-0004755 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 Instrument number 20060112-0004755 Register's Office of Davidson County, Tennessee.

The last deed of record is Quit Claim Deed, recorded in 20060112-0004756, 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 PHH Mortgage Corporation, its successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, 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 Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Joe M. Kirsch
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 7th day of July, 2006, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, 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.

7-11-06
My commission expires:

Notary Public

PROPERTY ADDRESS: 1324 Love Joy Court, Nashville, TN 37216

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
**PHH Mortgage Corporation**
**4001 Leadenhall Road**
**Attn: Mail Stop SV-01**
**Mount Laurel, New Jersey 08054**

CLAIRE H. JULIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY
My Commission Expires
July 11, 2006

S & K #:06-2300
Map & Parcel – 07207034600

CLAIRE H. JULIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY
My Commission Expires
July 11, 2006

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 $100,295.00 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 date written above.

7-11-06
My commission expires

Notary Public