Davidson County DEEDTRS
Recvd: 09/21/06 08:54 2 pgs
Fees:13.00 Taxes:192.03
20060921-0116880

TENNESSEE
MAP: #107-14-A-32CO

SHUNTAY BUGGS
WACHOVIA: #0004907274

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by DEED OF TRUST DATED SEPTEMBER 24, 1998, AND RECORDED IN BOOK: #11128, PAGE: #20 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, SHUNTAY N. BUGGS, A SINGLE PERSON, CONVEYED TO SOUTHTRUST BANK N.A. OF DAVIDSON CO., TN, 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 REGISTER'S INSTRUMENT: #20060515-0056416, 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 September 12, 2006, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Gaylord Entertainment Center of 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 WACHOVIA BANK, NA, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of FIFTY ONE THOUSAND NINE HUNDRED DOLLARS AND 00/100; 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 WACHOVIA BANK, NA 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 WACHOVIA BANK, NA, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING UNIT: #32 ON THE PLAN OF COPPERFIELD TERRACE CONDOMINIUMS AS OF RECORD AT BOOK: #6250, PAGE: #50, AND AS DESCRIBED AND SETFORTH IN THE MASTER DEED AT BOOK: #6326, PAGE 790, BOTH OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY AND BOTH TO WHICH REFERENCE IS HEREBY MADE AND THE SAME INCORPORATED HEREIN BY REFERENCE FOR A COMPLETE DESCRIPTION OF SAID UNIT AND OF THE CONVEYANCE HEREBY MADE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

SHUNTAY N. BUGGS, HER HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in BOOK: #11128, PAGE: #17, 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 WACHOVIA BANK, NA, 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	51,072.98
	$51,900.00

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 September 12, 2006 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On September 12, 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:

SHARON HOGAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

12-9-09

STATE TAX $
CLERK'S FEE $

TOTAL $

PROPERTY ADDRESS
1272 MASSMAN DRIVE
NASHVILLE, TENNESSEE 37217

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
WACHOVIA BANK, NA
C/O WACHOVIA MORTGAGE CORPORATION
1100 CORPORATE CENTER DRIVE
PROBLEM LOAN DEPTARTMENT
RALEIGH, NC 27607

MORTGAGEE: NONE

THIS INSTRUMENT PREPARED BY:
WEISS SPICER, PLLC
ATTORNEYS AT LAW
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103
(901) 526-8296

RETURN TO:→

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,900.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF
September 12 20 06
NOTARY PUBLIC
MY COMMISSION EXPIRES

SHARON HOGAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

12-9-09