Davidson County DEEDTRS
Recvd: 01/04/07 08:52 3 pg
Fees:18.00 Taxes:469.90
20070104-0001469

TENNESSEE
MAP: #83-5-140

NICOLE GRISBY
FRANKLIN: #546090

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by DEED OF TRUST DATED OCTOBER 24, 2000, AND RECORDED IN REGISTER'S INSTRUMENT: #20001031-0107781, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, NICOLE B. GRISBY, UNMARRIED, CONVEYED TO JOHN LOWE, 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: #20061109-0139317, 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 December 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 FRANKLIN CREDIT MANAGEMENT CORPORATION, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED TWENTY SEVEN THOUSAND 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 FRANKLIN CREDIT MANAGEMENT CORPORATION of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, ELIZABETH A. CASH, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said FRANKLIN CREDIT MANAGEMENT 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:

"PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO:"

NICOLE B. GRISBY, HER HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in BOOK: #10711, PAGE: #453, 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 FRANKLIN CREDIT MANAGEMENT CORPORATION, its successors and assigns in fee simple forever, to whom the said ELIZABETH A. CASH, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, 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	126,172.98
	$127,000.00

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 ELIZABETH A. CASH, Substitute Trustee, has on December 12, 2006 hereunto set her hand and seal.

Elizabeth A. Cash, Substitute Trustee
ELIZABETH A. CASH, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On December 12, 2006 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared ELIZABETH A. CASH to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as Substitute Trustee and as her free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Sharon Hogan
NOTARY PUBLIC

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

My Commission Expires:

STATE TAX $
CLERK'S FEE $

TOTAL $

PROPERTY ADDRESS
1017 MAXWELL AVENUE
NASHVILLE, TENNESSEE 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
FRANKLIN CREDIT MANAGEMENT CORPORATION
6 HARRISON STREET
NEW YORK, NEW YORK 10013

MORTGAGEE: NONE

THIS INSTRUMENT PREPARED BY:
WEISS SPICER, PLLC

RETURN TO:→

ATTORNEYS AT LAW
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103
(901) 526-8296

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

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $127,000.00
AFFIANT Elizabeth A. Cash
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF December 12 **20** 06
NOTARY PUBLIC Sharon Hogan
MY COMMISSION EXPIRES

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS: #18 AND #19 OF BLOCK F, ON THE PLAN OF EASTWOOD ADDITION OF R.T. BROWN RESUBDIVISION OF THE STRANON AND SEYMORE AND L.T. BAXTER LANDS AND A STRIP IMMEDIATELY SOUTH OF SAID TWO LOTS ON THE PLAN OF EASTWOOD ADDITION OF RECORD IN BOOK: #332, PAGE: #63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED ACCORDING TO A SURVEY MADE BY Z.J. WILKINSON, SURVEYOR, DATED DECEMBER 13, 1941, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF MAXWELL AVENUE AS NOW LOCATED, AT AN IRON PIN, 16.3 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT: #20;

THENCE WITH SAID AVENUE, EASTWARDLY 52.4 FEET TO AN IRON PIN AT THE CORNER OF STONE PIER;

THENCE NORTHEASTWARDLY 247 FEET TO AN IRON PIN AT FENCE CORNER IN THE SOUTHERLY MARGIN OF AN ALLEY;

THENCE WITH SAID ALLEY, WESTWARDLY 52 FEET TO THE CORNER OF LOTS: #19 AND #20;

THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHWARDLY 211 FEET, CONTINUING IN A SOUTHWARDLY DIRECTION, 16.3 FEET, IN ALL 227.3 FEET TO THE BEGINNING.

THIS CONVEYANCE IS SUBJECT TO EASEMENTS AND/OR SETBACK LINES OF RECORD IN BOOK: #332, PAGE: #63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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