Davidson County DEEDTRS
Recvd: 10/01/07 16:16 3 pgs
Fees:18.00 Taxes:301.22
20071001-0116803

TENNESSEE
MAP: #52/03/13.00

CLAUDIA GROOMS
POPULAR: #0000166587

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 28, 2004, and recorded in Register's Instrument: #20040621-0073258, in the Register's Office of Davidson County, Tennessee, Claudia S. Grooms, A Single Woman, conveyed to Elite Title & Escrow, 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: #20070827-0102657, 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 25, 2007, 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 THE BANK OF NEW YORK AS TRUSTEE FOR EQUITY ONE INC., MORTGAGE/PASS THROUGH CERTIFICATE SERIES #2004-4, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of EIGHTY ONE THOUSAND FOUR HUNDRED TEN 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 THE BANK OF NEW YORK AS TRUSTEE FOR EQUITY ONE INC., MORTGAGE/PASS THROUGH CERTIFICATE SERIES #2004-4 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 THE BANK OF NEW YORK AS TRUSTEE FOR EQUITY ONE INC., MORTGAGE/PASS THROUGH CERTIFICATE SERIES #2004-4, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in MADISON, County of Davidson, State of Tennessee, to-wit:

"PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO:"

CLAUDIA S. GROOMS, A SINGLE WOMAN, HER HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20040621-0073257, 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 THE BANK OF NEW YORK AS TRUSTEE FOR EQUITY ONE INC., MORTGAGE/PASS THROUGH CERTIFICATE SERIES #2004-4, 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	273.00
ATTORNEY'S FEES AND TRUSTEES FEES	550.00
CREDIT ON NOTE	80,575.00
	$81,410.00

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 25, 2007 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On September 25, 2007 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

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

My Commission Expires:

STATE TAX $
CLERK'S FEE $

TOTAL $

PROPERTY ADDRESS
508 KINSEY BOULEVARD
MADISON, TENNESSEE 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
THE BANK OF NEW YORK AS TRUSTEE
POPULAR MORTGAGE SERVICING
121 WOODCREST ROAD
CHERRY HILL, NJ 08053

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 $81,410.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF September 25 20 07
NOTARY PUBLIC
MY COMMISSION EXPIRES

LEGAL DESCRIPTION

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT: #32 ON THE PLAN EAST MADISON ADDITION, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY BY A & A ENGINEERS, DATED AUGUST 28, 1986, AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED IN THE WESTERLY MARGIN OF KINSEY BOULEVARD BEING 255.4 FEET NORTH OF THE NORTHEAST CORNER OF THE PAUL S. BELL PROPERTY AS OF RECORD IN BOOK: #6096, PAGE: #489, SAID REGISTER'S OFFICE;

THENCE WITH THE WESTERLY RIGHT-OF-WAY MARGIN OF SAID BOULEVARD, NORTHERLY 50 FEET TO AN IRON PIN;

THENCE LEAVING SAID MARGIN WESTERLY 150 FEET TO AN IRON PIN;

THENCE SOUTHERLY 50 FEET TO AN IRON PIN; THENCE EASTERLY 150 FEET TO THE POINT OF BEGINNING.

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