TENNESSEE
MAP: #041.16/0/012.00

QUANTRELL BROWN
POPULAR: #0000880290

Davidson County DEEDTRS
Recvd: 07/14/08 09:29 3 pgs
Fees:18.00 Taxes:390.42
20080714-0071760

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by DEED OF TRUST DATED JULY 10, 2007, AND RECORDED IN REGISTER'S INSTRUMENT: #20070720-0086453, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, QUANTRELL BROWN, A SINGLE WOMAN, CONVEYED TO FIRST AMERICAN TITLE INSURANCE COMPANY, 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: #20080610-0059451, 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 July 8, 2008, 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 EQUITY ONE, INC., a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED FIVE THOUSAND FIVE HUNDRED TWENTY 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 EQUITY ONE, INC. 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 EQUITY ONE, INC., 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:"

QUANTRELL BROWN, HER HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20040211-0016411, 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 EQUITY ONE, INC., 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	283.00
ATTORNEY'S FEES AND TRUSTEES FEES	550.00
CREDIT ON NOTE	104,675.00
	$105,520.00

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 July 8, 2008 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On July 8, 2008 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. 12-8-09

My Commission Expires:

STATE TAX $
CLERK'S FEE $

TOTAL $

PROPERTY ADDRESS
1152 TUCKAHOE DRIVE
NASHVILLE, TENNESSEE 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
EQUITY ONE, INC.
C/O POPULAR MORTGAGE SERVICING
121 WOODCREST ROAD
CHERRY HILL, NJ 08053

MORTGAGEE: NONE

THIS INSTRUMENT PREPARED BY:
WEISS SPICER, PLLC
ATTORNEYS AT LAW

RETURN TO →
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 $105,520.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF
20 08
NOTARY PUBLIC
MY COMMISSION EXPIRES

SHARON HOGAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 12-8-09

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT: #119 ON THE MAP OF BELLSHIRE ESTATES, SECTION V, AS OF RECORD IN PLAT BOOK: #2133, PAGE: #114, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT: #119 BEGINS AT A POINT IN THE WESTERLY MARGIN OF TUCKAHOE DRIVE, THE COMMON FRONT CORNER OF LOTS: #119 AND #120;

THENCE SOUTHERLY ALONG SAID DRIVE, 101.5 FEET TO A POINT, THE BEGINNING OF A CURVE;

THENCE 38.5 FEET AROUND SAID CURVE, HAVING A RADIUS OF 25 FEET, TO A POINT IN THE NORTHERLY MARGIN OF BELLSHIRE DRIVE;

THENCE WESTERLY ALONG SAID DRIVE 122 FEET TO A POINT;

THENCE NORTH 10 DEGREES 34' EAST 160 FEET TO A POINT; THE COMMON REAR CORNER OF LOTS: #119 AND #120;

THENCE EASTERLY 158.9 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.