Davidson County DEEDTRS
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Fees:13.00 Taxes:507.29
20090113-0003064

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
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Name: Gary W. Wilkerson and Karen O. Wilkerson
S&K#: 08-010042

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 11, 2003, recorded in Instrument number 20030717-0100578 in the Register's Office of Davidson County, Tennessee, Gary W. Wilkerson and wife, Karen O. Wilkerson, conveyed to Arnold M. Weiss, Attorney, 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 Instrument Number 20081215-0120204, 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 December 29, 2008, at the Davidson County Courthouse in Nashville, Tennessee, at 2:00 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 Barclays Capital Real Estate Inc., dba HomeEq Servicing as attorney in fact for The Bank of New York, successor to JPMorgan Chase Bank, NA as Trustee, under Pooling and Servicing Agreement dated as of November 1, 2003 ABFC 2003-WMC1 Trust ABFC Asset-Backed Certificates, Series 2003-WMC1, whose address is Barclays Capital Real Estate Inc. dba HomEq Servicing, Special Assets - NC 4742, 701 Corporate Center Drive, Raleigh, North Carolina 27607 at and for the sum of $137,104.56, that being the highest and best bid offered; 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 Barclays Capital Real Estate Inc., dba HomeEq Servicing as attorney in fact for The Bank of New York, successor to JPMorgan Chase Bank, NA as Trustee, under Pooling and Servicing Agreement dated as of November 1, 2003 ABFC 2003-WMC1 Trust ABFC Asset-Backed Certificates, Series 2003-WMC1, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Barclays Capital Real Estate Inc., dba HomeEq Servicing as attorney in fact for The Bank of New York, successor to JPMorgan Chase Bank, NA as Trustee, under Pooling and Servicing Agreement dated as of November 1, 2003 ABFC 2003-WMC1 Trust ABFC Asset-Backed Certificates, Series 2003-WMC1, 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 286 on the Plan of Inglewood Place, of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot Number 286 fronts 100 fee on the northerly side of Marion Avenue and runs back 271.5 feet on the easterly line with the westerly side of Katherine Street and 305.2 feet on the westerly line to the southerly side of Newman Avenue, and fronts 105.6 feet thereon.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20030717-0100578 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 20030717-0100578 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 10366, Page 954 and Quit Claim Deed recorded in Instrument Number 20030515-0066468 and Quit Claim Deed recorded in Instrument Number 20031021-0155390, 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 Barclays Capital Real Estate Inc., dba HomeEq Servicing as attorney in fact for The Bank of New York, successor to JPMorgan Chase Bank, NA as Trustee, under Pooling and Servicing Agreement dated as of November 1, 2003 ABFC 2003-WMC1 Trust ABFC Asset-Backed Certificates, Series 2003-WMC1, its successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP., 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 Shapiro & Kirsch, LLP, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Shapiro & Kirsch, LLP

Ashley M. Jones, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 31st day of December, 2008, before me, a Notary Public, in and for said State and County, personally appeared Ashley M. Jones, with whom I am personally acquainted, and who, upon oath acknowledged to be an Authorized Agent of Shapiro & Kirsch, L.L.P. the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

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

ROBERT SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

3-25-12
My commission expires:

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of property conveyed (whichever is greater) is $137,104.56.

Affiant

Subscribed and sworn to before me on the date written above.

ROBERT SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

3-25-12
My commission expires:

Notary Public

PROPERTY ADDRESS: 1119 Marion Avenue, Nashville, TN 37216

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Barclays Capital Real Estate Inc., dba HomeEq Servicing as attorney in fact for The Bank of New York, successor to JPMorgan Chase Bank, NA as Trustee, under Pooling and Servicing Agreement dated as of November 1, 2003 ABFC 2003-WMC1 Trust ABFC Asset-Backed Certificates, Series 2003-WMC1
Special Assets - NC 4742
701 Corporate Center Drive
Raleigh, North Carolina 27607

S & K #:08-010042
Map & Parcel – 061.15-337.00