ADDRESS NEW OWNER

Jerry Seaborn Sutton
Family Trust
c/o Ron Pursell
NationsBank Plaza
Suite 1850, 414 Union Street
Nashville,TN 37219-1783

SEND TAX BILLS TO

Same

Map & Parcel
155-15-0
003.00

This Instrument Prepared By:

Ingram & Lowe Attorneys, P.C.
405 A Two Mile Pike
Goodlettsville, TN 37072

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 30, 1991, of record in Book 8342, Page 750, Register's Office for Davidson County, Tennessee, Rita B. Jack, conveyed certain real property therein described to R. H. Pursell of Nashville, TN, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated April 12, 1994, Ingram & Lowe Attorneys, P.C. was appointed Substitute Trustee to serve in the place and stead of R.H. Pursell , pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 9311, Page 743, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness described in said Deed of Trust was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Substitute Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in The Nashville Record a newspaper published in Davidson County, Tennessee, said notice being first published on May 26, 1994, and thereafter on June 2, 1994 and June 9, 1994, which notice of sale advertised the sale of the property hereinafter described for June 16, 1994 at 1:00 P.M; and

WHEREAS, on June 16, 1994 at 1:00 P.M., at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of all equities of redemption and all other rights and exemptions of every kind of the Grantors of said Deed of Trust, as provided therein, subject only to liens, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Substitute Trustee having received a bid of Two Thousand Five Hundred no/100 Dollars ($2,500.00), from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, the receipt of all of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, Ingram & Lowe Attorneys, P.C., Substitute Trustee, does hereby bargain, sell, transfer and convey unto Jerry Seaborn Sutton Family Trust, his successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

BEING Lot No. 20 on the Plan of Natchez Trace Estates, Section 2, of record in Book 4675, page 54, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 170 feet on the southerly side of Greenvale Drive and runs back 260.27 feet on the easterly line and 258.27 feet on the westerly line to a line in the rear which is broken line measuring 172.15 feet.

94 JUL -1 PM 1:56
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

67025
IDENTIFICATION REFERENCE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Being the same property conveyed to Rita B. Jack by deed record in Book 5041, page 376, Register's Office for Davidson County, Tennessee.

This property is also known as 8367 Greenville Drive., Nashville, TN.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

Ingram & Lowe Attorneys, P.C., as Trustee, do hereby transfer, assign and set over unto said Jerry Seaborn Sutton Family Trust, his successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 28 day of June, 1994.

INGRAM & LOWE ATTORNEYS, P.C.
Substitute Trustee

BY: _____
John H. Lowe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28 day of June, 1994, before me personally appeared John H. Lowe, to me known, who, being by me duly sworn did say that he is a licensed shareholder of Ingram & Lowe Attorneys, P.C. and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and said John H. Lowe acknowledged said instrument to be the free act and deed of said corporation.

Cynthia A. Bray
Notary Public

My commission expires: 11-22-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property (whichever is greater) is $2,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 28 day of June, 1994.

Cynthia A. Bray
Notary Public

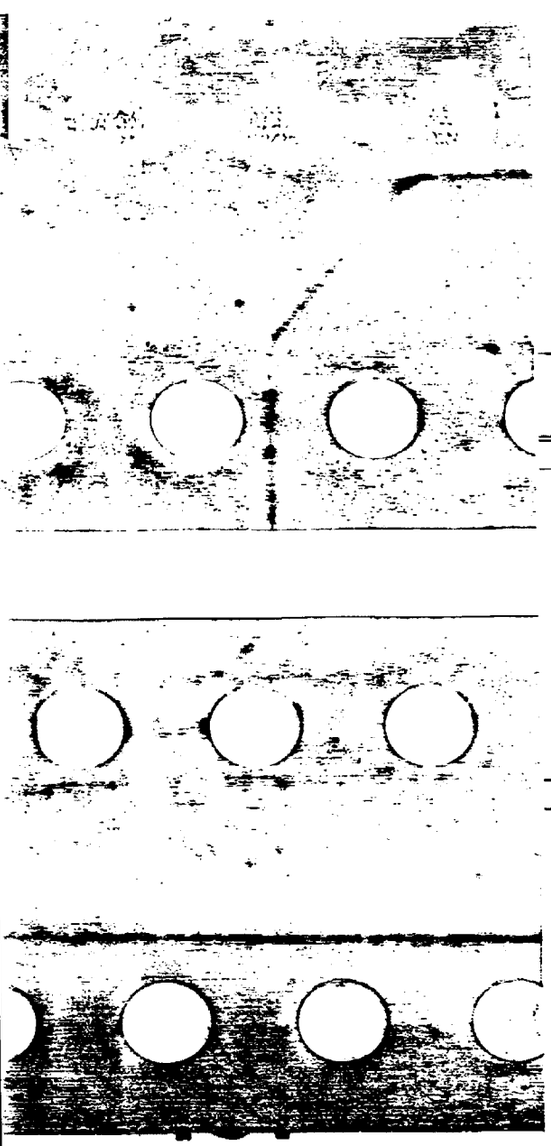
My commission expires: 11-22-97

261372 07/01 0101 03CHECK 18.25

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**



RECEIVED OF _____

FOR _____

BOOK 9395 PAGE 362

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| CAMT | 2500.00 |
| CON TX | 9.25 |
| PRFEE | 1.00 |
| MISC | 8.00 |
| TOTAL | 18.25 |
| CHECK | 18.25 |

07/01/94 01 13:57 0001 2613

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

67025

IDENTIF. & REFERENCE

94 JUL -1 PM 1:56

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 809269