This Instrument Prepared By: David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

Billy and Rose Lee — Same — Map 76 5 160.00
459 General Kershaw Drive
Old Hickory, TN 37138

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $75,100.00.

Billy J. Lee
Affiant

Subscribed and sworn to before me, this 22nd day of October, 1996.

David M. Smythe
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 3-21-98

WHEREAS, by Deed of Trust dated August 1, 1994, and recorded in Book 9425, Page 670, Register's office for Davidson County, Tennessee, Marian L. Robertson and husband, Fred Robertson, conveyed to Guaranty Title Company, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument recorded in Book 10188, Page 198, said Register's office; 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 of said beneficiary, the said property was 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 the 15th day of October, 1996, at 11:00 o'clock A.M. at the south front door of the Davidson County Courthouse, Nashville, 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, Billy J. Lee and wife, Rose Lee, being the highest and best bidder became the purchaser of said property at and for the sum of Seventy-Five Thousand One Hundred Dollars ($75,100.00).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Billy J. Lee and wife, Rose Lee, the following real estate:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Ashley Place, of record in Plat Book 7900, Page 123; as amended by Certification of Correction in Book 8307, Page 239, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marian L. Robertson by Warranty Deed of record in Book 9425, Page 667, Register's Office for Davidson County, Tennessee.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind including, but not limited to, a statutory right to an elective share in the property in the makers of said Deed of Trust, and all persons claiming through and under said makers.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Billy J. Lee and wife, Rose Lee, their representatives, successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 22nd day of October, 1996.

David M. Smythe
Substitute Trustee

0238925
IDENTIF. A REFERENCE

96 OCT 22 PM 3:06
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth M. Amos, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

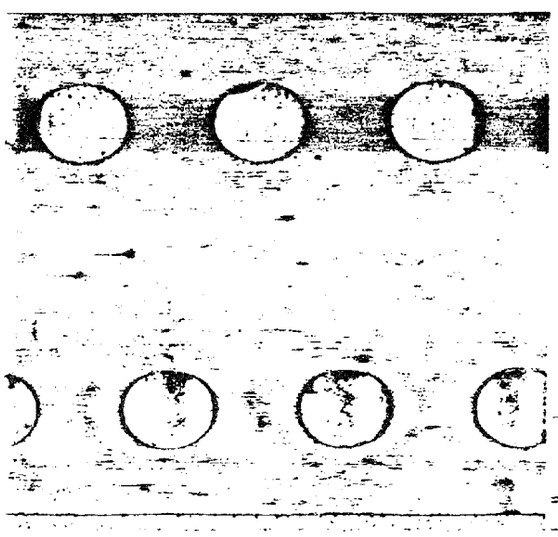
Witness my hand and official seal at office this 22nd day of October, 1996.

Elizabeth M. Amos
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 1/20/99.

951 10/22/0101 03CHECK
286.87



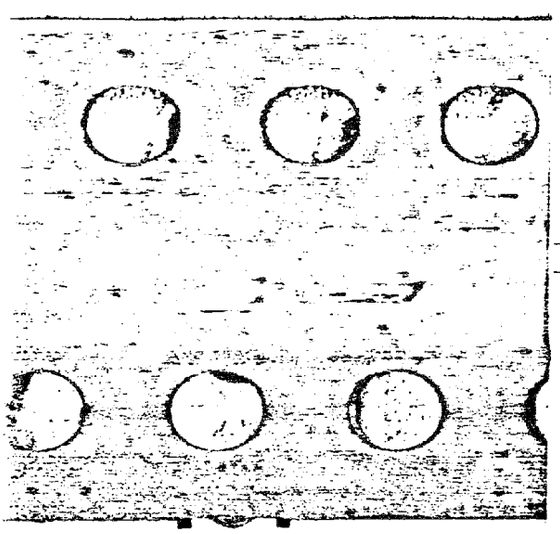
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10233 PG 745

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 75100.00
CON TX 277.87
PRFEE 1.00
WDEED 9.00
TOTAL 286.87
CHECK 286.87

10/22/96 01 15:06 0001 3051

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0238925
IDENTIF. & REFERENCE

96 OCT 22 PM 3:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1080035

No. [redacted]