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PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 10644 PG 826

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 15th day of July, 1996, Thomas M. Black was named Trustee by Deed of Trust of even date, executed by Brady A. Gentry and wife, Wendy L. Gentry, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure to David M. Edgin and wife, Mary E. Edgin the payment of one (1) note of even date in the original principal amount of $57,000.00, payable with terms and provisions as provided therein, said Deed of Trust being recorded in Book 10127, page 881, Register's Office for Davidson County, Tennessee; and

WHEREAS, on the 13th day of October, 1997, THOMAS E. STEWART was named Substitute Trustee by Appointment of Substitute Trustee, of record in Book 10599, page 983, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made under the terms and provisions of said Deed of Trust and Note and notice was properly given to the said BRADY A. GENTRY AND WIFE, WENDY L. GENTRY, and BRADY A. GENTRY AND WIFE, WENDY L. GENTRY having further failed to abide by the terms and provisions of the said Deed of Trust; and

WHEREAS, I, THOMAS E. STEWART, SUBSTITUTE TRUSTEE, at the request of the holder of said indebtedness and under and by virtue of the powers vested in me as Substitute Trustee under the said Deed of Trust and Appointment of Substitute Trustee and instruments hereinabove referred to and described, advertised the said real estate as required by law by the terms of said Deed of Trust and instruments, by giving Thirty (30) days notice by three (3) successive publications, namely September 11, 1997, September 18, 1997 and September 25, 1997, in the Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption and dower and homestead as provided in said Deed of Trust. Pursuant to said advertisement, on October 13, 1997, at 12:15 p.m., I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash, and in bar of the hereinabove equities as provided in said Deed of Trust, at which time DAVID M. EDGIN and MARY E. EDGIN, HUSBAND AND WIFE submitted the highest and best bid in the amount of SIXTY THOUSAND FOUR HUNDRED NINETY TWO AND 32/100 ($60,492.32).

NOW, THEREFORE, in consideration of the premises, I, THOMAS E. STEWART, SUBSTITUTE TRUSTEE, do hereby sell, transfer and convey unto DAVID M. EDGIN and MARY E. EDGIN, HUSBAND AND WIFE, their heirs and assigns, in fee simple, and in bar of all the equities hereinabove mentioned, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference.

This is improved property known as 328 HICKORY STREET, MADISON, TN 37115.

I, THOMAS E. STEWART, SUBSTITUTE TRUSTEE, convey to DAVID M. EDGIN and MARY E. EDGIN, HUSBAND AND WIFE, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust and instruments; including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all of my actions in the premises being solely as Substitute Trustee and not otherwise, under the powers vested in me under said Deed of Trust and instruments hereinabove referred to and not as an individual.

WITNESS my hand on this the 13th day of October, 1997.

Thomas E. Stewart Substitute Trustee

THOMAS E. STEWART,
SUBSTITUTE TRUSTEE Signature of Seller

0358695

97 OCT 14 AM 10:59

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, THOMAS E. STEWART, , TRUSTEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **13th** day of **October, 1997.**

Denise C. Allis
Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

DAVID M. EDGIN and MARY E. EDGIN, HUSBAND AND WIFE and
345 Hickory St.
Madison, Tn 37115

Property Address:

328 HICKORY STREET
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 43-13, PARCEL 317

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$** 60,492.32, which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

David M. Edgin
Affiant

Sworn to and subscribed before me, a Notary Public, this **13th** day of **October, 1997.**

Denise C. Allis
Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

My Commission Expires: 5/28/2000

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 24 of Block "D" on the Map of Crittenden Estates, as of record in Book 974, page 69, said Register's Office, to which reference is made for a complete description.

Being the same property conveyed to BRADY A. GENTRY AND WIFE, WENDY L. GENTRY, by Deed from DAVID M. EDGIN AND WIFE, MARY E. EDGIN, of record in Book 10127, Page 877, Register's Office for DAVIDSON County, Tennessee.

9538 10/14 0101 03CHECK 236.83

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10644 PG 829

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

MAMT 60492.32
ERR CO
MAMT 60492.32-
CAMT 60492.32
CON TX 233.83
PRFEE 1.00
WDEED 12.00
TOTAL 236.83
CHECK 236.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 5E 0001 6478

0358695

IDENTIFICATION NUMBER

97 OCT 11 AM 11:59

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

No. 1208844