This Instrument Prepared By:

Evalina C. Cheadle, Attorney at Law, 129 Second Avenue, North, Nashville, Tennessee 37201, (615) 254-1009

Address of New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
James C. and Lois T. Pickett Charitable Remainder Unitrust c/o William R. Hostettler, Sr. 700 Craighead Avenue, Suite 305 Nashville, Tennessee 37204	Same	Map 81-2 Parcel 56

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in an Installment Deed dated June 9, 1996, executed by Marcus E. Sharp and Jacqueline House Sharp, aka Jacqueline House, to Jack K. Byrd, Trustee, of record in Vol. 10114, page 347, and corrected by Instrument of Correction and Quitclaim Deed dated October 16, 1997, of record in Book 10649, page 542, Register's Office for Davidson County, Tennessee; and

WHEREAS, James C. and Lois T. Pickett Charitable Remainder Unitrust, owner and holder of the indebtedness secured by said Installment Deed of record in Vol. 10114, page 347, and as corrected by Instrument of Correction and Quitclaim Deed, of record in Book 10649, page 542, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Evalina C. Cheadle as Substitute Trustee by an instrument of record in Book 10731, page 195, Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Evalina C. Cheadle, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Installment Deed of record in Vol. 10114, page 347, and as corrected by Instrument of Correction and Quitclaim Deed, of record in Book 10649, page 542, Register's Office for Davidson County, Tennessee, advertising that said property would be sold at 2:00 p.m., prevailing time, on Wednesday, January 28, 1998, at the front door of the Davidson County Courthouse in Nashville, Tennessee, to be knocked off and sold to the highest bidder for cash, but subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building liens, unpaid taxes, and assessments (plus penalty and interest, if any), and any redemptive rights (including redemptive rights of any taxing authority by reason of any tax liens), plus any and all other matters and encumbrances superior in right to the lien of the

Installment Deed.

WHEREAS, I, Evalina C. Cheadle, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of FIVE THOUSAND AND NO/100 DOLLARS ($5,000.00) by William R. Hostettler, Sr., as Trustee for the James C. and Lois T. Pickett Charitable Remainder Unitrust, (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of FIVE THOUSAND AND NO/100 DOLLARS ($5,000.00) paid by the Grantee, I, Evalina C. Cheadle, Substitute Trustee, have this day bargained and sold and, by the premises, do transfer and convey to Grantee, its heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> **BEING** Lot No. 132 on the Plan of Buena Vista Heights of record in Book 161, Page 19, said Register's Office. Said lot fronts 50 feet on the northerly side of Cecilia, formerly McKinney or Spring Street, and runs back between parallel lines 140 feet to an alley.
>
> BEING the same property conveyed to Marcus E. Sharp and Jacqueline House Sharp, aka Jacqueline House, by installment deed from James C. and Lois T. Pickett Charitable Remainder Unitrust, Ellen P. Blanton and Henry E. Martin, Trustees, recorded in Book 10114, Page 347, and corrected by Instrument of Correction and Quitclaim Deed from Madlene Y. Syes, recorded in Book 10649, Page 542, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record. This is improved property known as 2200 24th Avenue North, Nashville, Tennessee, 37208.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever.

And I covenant with the said Grantee that I am lawfully seized and possessed of said real property as Substitute Trustee only and, by the terms of the above mentioned Installment Deed of record in Vol. 10114, page 347, and as corrected by Instrument of Correction and Quitclaim Deed of record in Book 10649, page 542, Register's Office for Davidson County, Tennessee, have a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its heirs and assigns, against the lawful claims of any persons claiming by or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate than I received as Substitute Trustee and that, as Substitute Trustee, I have the right to sell and convey.

THIS sale is subject to all matters shown on any applicable recorded Plan; and unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any matters of record; any statutory rights of redemption not otherwise waived in the Installment Deed, including rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

0396922

IDENTIF. REFERENCE

98 FEB -3 PM 3:39

WITNESS my hand this 28th day of January 1998.

EVALINA C. CHEADLE
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

9330 02/03 0101 03CHECK 31.50

Personally appeared before me, Gail A. Dodd, a Notary Public in and for said County and State, Evalina C. Cheadle, Substitute 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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Nashville, Tennessee, this 28th day of January, 1998.

Notary Public
Commission Expires: 5-27-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

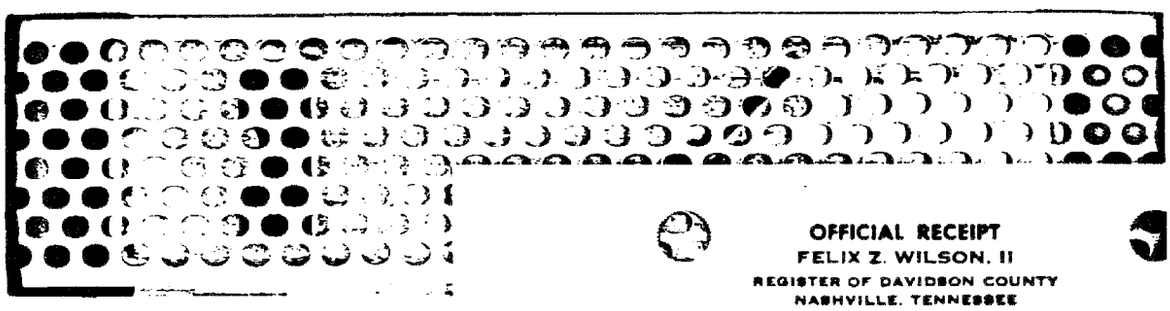
The actual consideration or value, whichever is greater, for this transfer is $5,000.00.

Affiant

Sworn to and subscribed before me this 28th day of January, 1998.

Notary Public

May 27, 2001
Commission Expires



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

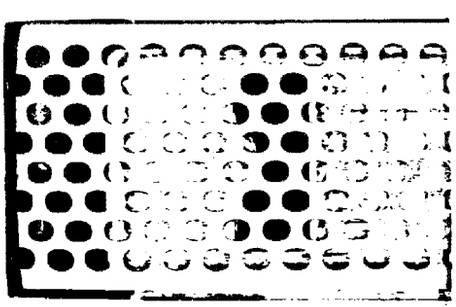
RECEIVED OF _____

FOR _____

BOOK 10781 PG 97

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	5000.00
CON TX	18.50
PRFEE	1.00
WDEED	12.00
TOTAL	31.50
CHECK	31.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/03/98 01 15:45 0001 9330

0396922
IDENTIF. REFERENCE

98 FEB -3 PM 3:39

DAVIDSON COUNTY, TN.

No. 1249893