Box 17

THIS INSTRUMENT WAS PREPARED BY:
C. EDWARD COOMER, ATTORNEY AT LAW
Suite 230, 392 Harding Place
Nashville, TN 37211

C. EDWARD COOMER

Map 81-10
Parcel 221

Substitute Trustee

SUBSTITUTE TRUSTEE'S DEED

Address New Owner:
Send Tax Bills To:

L. HOLLIS BRATCHER
3600 Whites Creek Pike
Nashville, TN 37207

BOOK 11205 PAGE 502

WHEREAS, by Deed of Trust executed January 4, 1995, and recorded in Book 9910, page 24, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Teria R. Smith (Mortgagor) to Dan Small, Trustee, to secure payment of a promissory note of the same date as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note was not paid when due the lawful holder of said note was authorized to declare the whole of said note immediately due and payable and to sell said real property at auction for cash to the highest bidder free from all rights and claims of said Mortgagor, his administrators, successors or assigns, after advertising the time and place of said sale; and

WHEREAS, said Deed of Trust further provides that in the event said Trustee was unable to act and serve as Trustee, that the holder of said note was authorized to appoint a Substitute Trustee; and

WHEREAS, L. Hollis Bratcher, is the owner and holder of said note and Deed of Trust by virtue of the instrument recorded in Book 11092, page 647, Register's Office of said County; and

WHEREAS, L. Hollis Bratcher did appoint C. Edward Coomer as Substitute Trustee by instrument of record in Book 11158, page 894, Register's Office for said County, vesting in said Substitute Trustee all of the rights, powers and privileges of the original Trustee; and

WHEREAS, default did occur in the payment of said indebtedness, the whole of said indebtedness was declared immediately due and payable and notice was given by publication in a newspaper of general

circulation in Davidson County, that the property would be sold at the main door of the Courthouse for said County in Nashville, Tennessee, on Monday, November 16, 1998, at 11:00 Noon, for the highest and best bid for cash; and

WHEREAS, the sale was conducted at the time and place as advertised and L. Hollis Bratcher was the highest and best bidder for cash, said bid being in the amount of $18,412.25;

NOW THEREFORE, I, C. Edward Coomer, Substitute Trustee, by virtue of the authority vested in me and pursuant to the terms of said Deed of Trust, have this day bargained and sold and do by these presents transfer and convey to L. Hollis Bratcher, his heirs and assigns forever, that certain land described as follows:

> Being the South 12.5 feet of Lot No. 154 and the North 25 feet of Lot No. 153 in Cobb's Subdivision of Lot No. 6 of the Subdivision of Harding's Bosley Tract, as of record in Book 161, page 155, Register's Office for Davidson County, Tennessee.
>
> Said parts of Lot Nos. 153 and 154 front together 37.5 feet on the east side of 24th Avenue North and extends back between parallel lines 150 feet to an alley on which they measure 37.5 feet.
>
> Being the same property conveyed to Teria Smith by deed from Cheryl C. Paye of record in Book 9910, page 21, Register's Office for Davidson County, Tennessee.

It is the intention and purpose of C. Edward Coomer, Substitute Trustee, to convey the above described property with all of the covenants and warranties which he is authorized to make as such Substitute Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Substitute Trustee and not individually. This sale is in accordance with the Federal Housing and Community Development Act of 1987, Section 569 Sub(2)(B) and there is no right of redemption in the mortgagor or any other person.

IN WITNESS WHEREOF, I, C. Edward Coomer, Substitute Trustee, have executed this deed of conveyance this 16th day of November, 1998, by subscribing hereto my official signature.

C. EDWARD COOMER,

Substitute Trustee

0179 11/16 0101 03CHECK 83-13

BOOK 11205 PAGE 504

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, C. Edward Coomer, Substitute Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 16th day of November, 1998, at Nashville, Tennessee.

My Commission Expires:

5-27-01

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $18,412.25 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 16th day of November, 1998, at Nashville, Tennessee.

My Commission Expires:

5-27-01

NOTARY PUBLIC

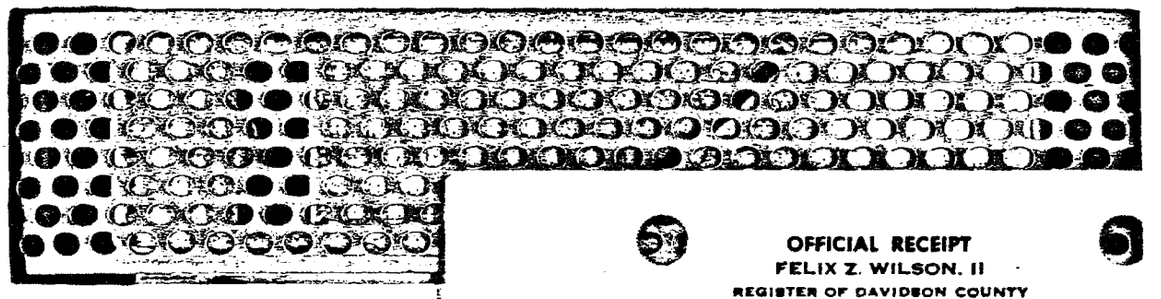
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

98 NOV 16 AM 11:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

05127732



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

RECEIVED OF _____

FOR _____

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

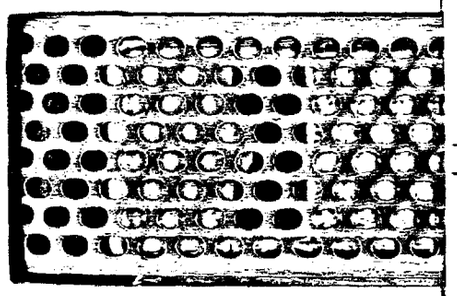
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

MAMT 18412.25
VOID
MAMT 18412.25-
CAMT 18412.25
CON TX 68.13
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL ~~83.13~~
CHECK ~~83.13~~

BOOK 11205 PAGE 505

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/16/98 01 11:01 0001 7179



05127 32
IDENTIF. ↑ REFERENCE

98 NOV 16 AM 11:01
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1372270