SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of the 14th day of December, 1995, Wendell G. Fletcher, unmarried, executed a certain Deed of Trust to J. Blake Freeman, Trustee, for the purpose of securing the debt and obligations therein described, which Deed of Trust in recorded in Book 9895, page 461 Register's Office for Davidson County, Tennessee; and,

WHEREAS Mildred C. Baker, the holder and owner of the debt secured by said Deed of Trust having for reasons satisfactory to herself under the provisions of said Trust Deed, by instrument recorded in said Register's Office in Book 11114, page 729, has instructed to be named and appointed the undersigned as Substitute Trustee in the place and stead of the said J. Blake Freeman; and,

WHEREAS default was made in the payment of the debt and the obligation secured by said Deed of Trust and the undersigned, as Substitute Trustee, was requested to advertise and sell the property conveyed by said Deed of Trust in compliance with provisions thereof; and,

WHEREAS the undersigned, as Substitute Trustee, did in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement of sale having been published in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, in the issues of October 15, 1998, October 22, 1998 and October 29, 1998 of said newspapers, said sale having been advertised for Tuesday, November 3, 1998 at 10:00 A.M., at the front door of the Courthouse, Nashville, Davidson County, Tennessee, at which time the property was offered for sale and sold; and,

WHEREAS, the highest and best bid for said property was made by Mildred C. Baker: a bid for Forty Four Thousand Eleven Dollars and 27/100 Dollars ($44,011.27) for said property, which bid was accepted by the undersigned as Substitute Trustee;

NOW THEREFORE, for consideration named and for and in consideration of the compliance with the terms of said bid, the undersigned, Mark A. Ellmore, Jr., as Substitute Trustee has bargained and sold, and does by these presents bargain, sell, and convey unto the said Mildred C. Baker, the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Being Lot No. 102 on the Map of Shelby Heights Subdivision, Revision of a part of Section I, Revised as of record in Book 2854, page 69, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 102 begins at a concrete monument on the northwesterly side of South 13th Court; thence northeasterly 26.4 feet to a point on the common boundary of Lots 101 and 102; thence northwesterly 129.6 feet to a point on an alley on the boundary of Lots 101 and 102; thence northwesterly along an alley 97.29 feet to a concrete monument; thence westerly 37.3 feet to a concrete monument; thence southerly 12.83 feet to a point on the common boundary of Lots 102 and 103; thence southeasterly 231.9 feet to a point on South 13th Court, on the common boundary of Lots 103 and 102; thence easterly 23.56 feet to the point of beginning.
>
> Being the same property conveyed to Wendell G. Fletcher by deed from Mildred C. Baker, unmarried, filed of record in Book 9895, page 457, Register's Office for Davidson County, Tennessee.
>
> This improved property is known as 932 South 13th Court, Nashville, Tennessee 37026.

TO HAVE AND TO HOLD, unto Mildred B. Baker, her heirs and assigns, in fee simple forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, but warrants same only against the lawful claims of all persons claiming by, through, and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above described Deed of Trust, but not further or otherwise.

This sale is made subject to any and all outstanding and unpaid real property taxes upon the property as of the date of the Substitute Trustee's sale described herein.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of November, 1998, before me a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Mark A. Ellmore, Jr., Substitute Trustee, to me known to be the person described herein and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed for the purpose therein.

WITNESS my hand and official seal this 3rd day of November, 1998 at Nashville, Tennessee.

3/23/2002
My commission expires:

Notary Public

ACKNOWLEDGEMENT

I, or we, hereby swear or affirm, that to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $44,011.27, which amount is equal to or greater than the amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said County and State, duly commissioned and qualified, appeared Mark A. Ellmore, Jr., to me known to be the person described herein and who executed the foregoing acknowledgements for the purposes therein contained.

WITNESS MY HAND and official seal this 3rd day of November, 1998.

3/23/2002
My Commission Expires:

Notary Public

Address of New Owner	Property Address	Map/Parcel
1264 12th Avenue S	932 South 13th Court	94-05-60
Nashville, TN 37203	Nashville, TN 37206	

This Instrument was prepared by Mark A. Ellmore, Attorney at Law, 388 Harding Place, Suite C, Nashville, Tennessee 37211

7611 11206 0101 03CHECK 173.84

98 NOV 16 PM 4:01
BILL ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

05131.37

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11206 PAGE 729

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	44011.27
CON TX	162.84
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	173.84
CHECK	173.84

11/16/98 01 16:00 0001 7611

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0513137
IDENTIF. ▲ REFERENCE

98 NOV 16 PM 4:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1372692