11249 BOOK 392 PAGE

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.

Prime Time Investments II, Inc.
905 Warrior Drive
Murfreesboro, TN 37129

Same

Map 083-07-0
Parcel 359.00

Mail

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $36,001.00.

David M Smythe
Affiant

Subscribed and sworn to before me, this 2nd day of December, 1998.

Elizabeth M. Amos
Notary Public

My Commission Expires: 11/30/2002

WHEREAS, by Deed of Trust dated October 19, 1993, and recorded in Book 9128, Page 955, Register's office for Davidson County, Tennessee, Teresa L. Lee, unmarried, 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 11174, Page 864, 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, and said advertisement appeared in the Nashville Record on November 5, 1998, November 12, 1998, and November 19, 1998; and

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 30th day of November, 1998, at 12:00 o'clock P.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, Prime Time Investments II, Inc., being the highest and best bidder became the purchaser of said property at and for the sum of THIRTY-SIX THOUSAND ONE AND NO/100THS DOLLARS ($36,001.00).

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 Prime Time Investments II, Inc., a corporation, the following real estate:

> Land in Davidson County, Tennessee described as follows, to wit:
>
> Being Lot No. 2 on the Resubdivision of Lots 48, 49 and 50 of the Robert E. Powers Subdivision, which Plat is of record in Book 6200, Page 789, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete lot description.
>
> Being the same property conveyed to Teresa L. Lee, by deed from Paul W. Reding and wife, Sarah Reding, of record in Book 9128, Page 953, 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, any statutory right to an elective share in the property in the maker of said Deed of Trust, and all persons claiming through and under said maker.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Prime Time Investments II, Inc. its 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 2ND day of December, 1998.

David M. Smythe
Substitute Trustee

98 DEC 11 PM 1:54
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0524232

IDENTIF. & REFERENCE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth M. Aman, 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.

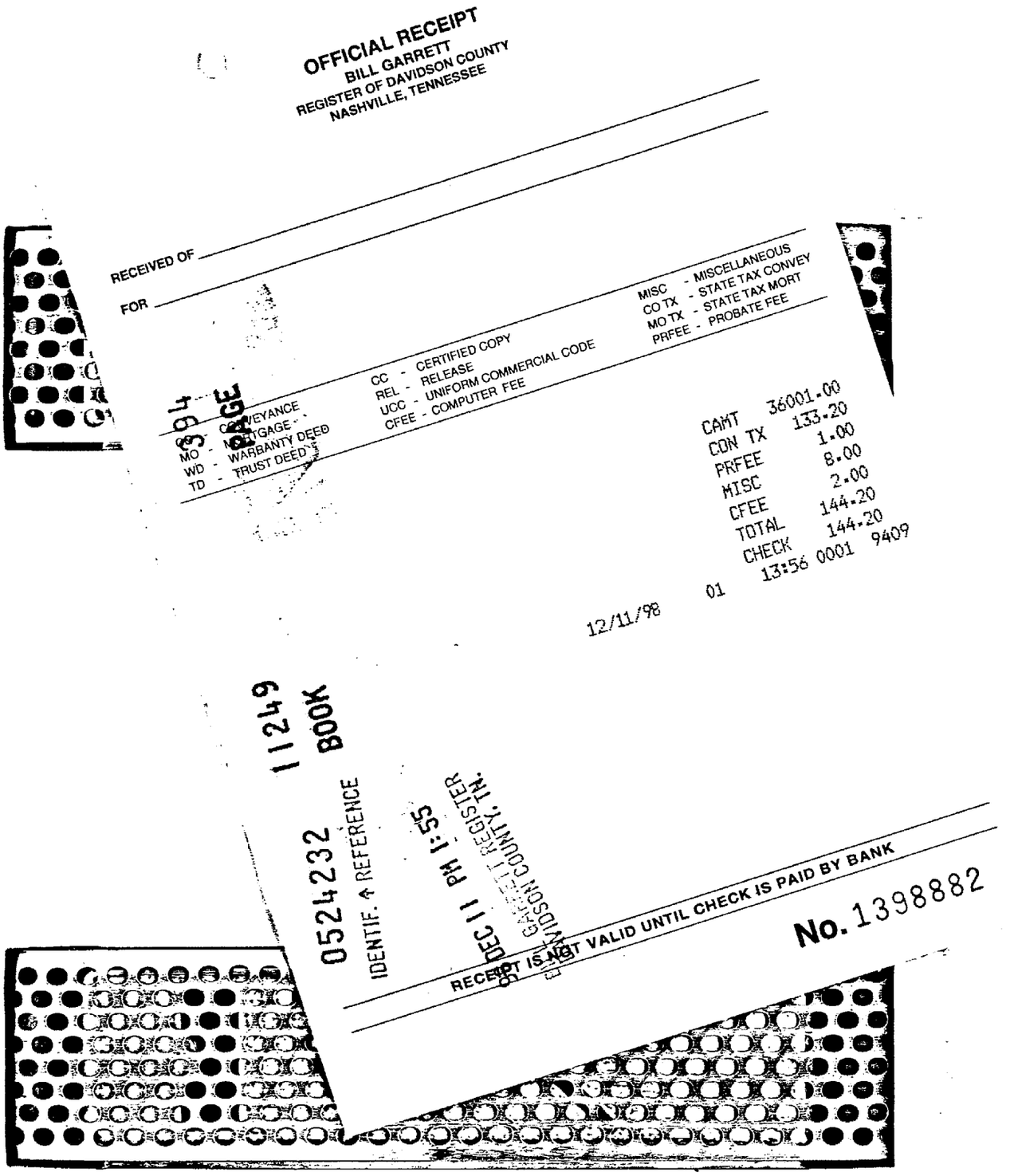
Witness my hand and official seal at office this 2nd day of December, 1998.

Elizabeth M. Aman
Notary Public

ELIZABETH M. AMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 11/30/2002

144.20 OKCHECK 01/01/11



OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF

FOR

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
CFEE - COMPUTER FEE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CAMT 36001.00
CON TX 133.20
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 144.20
CHECK 144.20
13:56 0001 9409

12/11/98 01

IDENTIF. # REFERENCE 0524232 BOOK 11249

DEC 11 PM 1:55
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1398882