This Instrument Prepared by Richard A. Northcutt, Attorney, Woodbury, TN

Name/Address of New Owner: Lorna Campbell
Box 22893
Nashville, TN 37202

BOOK 11302 PAGE 822

Send Tax Bill to: Owner
Map: 58 **Gp**: 11 **Par**: 77

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 10, 1996 and recorded in Book 10048, Page 76 in the Register's Office of Davidson, Tennessee, Kerry D. James, Sr. conveyed to Richard A. Northcutt, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; 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 by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on December 17, 1998 at the front door of the courthouse of Davidson County, Tennessee in Nashville; 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 time the said property was struck off and sold to Lorna Campbell whose address is P. O. Box 22893, Nashville, TN 37202, at and for the sum of Fifteen thousand nine hundred seventy-four and 81/100 ($15,974.81) Dollars, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Lorna Campbell of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Richard A. Northcutt, as Trustee, do hereby grant, bargain, sell and convey to the said Lorna Campbell, her successors and assign, in fee simple forever, the property above-mentioned and now further described, to-wit:

Being Lot No. 126A on the plan of Zone Lot Division, Lots Nos. 126, 127, Royal Hills, Section I, of record in Plat Book 4675, Page 73, as amended in Plat Book 6250, Page 930, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kerry D. James, Sr., by deed of record in Deed Book 10048, Page 76, said Register's Office.

This is improved property located at 528 Phipps Drive, Nashville, TN 37218

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Lorna Campbell, her heirs and assigns, in fee

simple forever, to whom the said Richard A. Northcutt, Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through and under him, as such Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural, the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Richard A. Northcutt, Trustee, on December 17, 1998 has hereunto set his hand and seal.

RICHARD A. NORTHCUTT, Trustee

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for the said state and county, personally appeared RICHARD A. NORTHCUTT, with whom I am personally acquainted or proved identity on the basis of satisfactory evidence, the bargainor, and who acknowledged the execution of the foregoing instrument (Substitute Trustee's Deed) for the purposes therein contained

Witness my hand and seal at Nashville, Tennessee this 17th day of December 1998.

NOTARY PUBLIC

ZANA C. PEPPER NOTARY PUBLIC AT LARGE DAVIDSON

My Commission Expires:
1-20-99

AFFIDAVIT

I hereby swear or affirm that the actual consideratin for this transfer, or the value of the property transferred, whichever is greater, is $15,974.81, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

AFFIANT

Sworn to and subscribed before me on this ~~17th~~ 19 day of ~~December, 1998~~ January, 1999.

~~NOTARY PUBLIC~~

~~My Commission Expires:~~

_____

0538356
IDENTIF. & REFERENCE

99 JAN 19 PM 4:26

WILL CAPERTON REGISTER
DAVIDSON COUNTY, TN.

RECORDED 1010 01/10 1994

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11302 PAGE 824

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	CFEE	COMPUTER FEE	PBEE	PROBATE FEE

CAPT [illegible] 1.00
CO TX [illegible] 55.00
PBEE [illegible] 1.00
CFEE 1.00
TOTAL [illegible] 58.00
CASH [illegible] 58.00

01/19/99 01 [illegible] 457

0538356
IDENTIF. & REFERENCE

99 JAN 19 PM 4:26

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1413866