BOOK 11427 PG. 879

This Instrument Prepared By:

David M. Smythe
Suite 450 -Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

mail

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

First American National Bank
First American Center
Nashville, TN 37237

Same

Map 83-13-0
Parcel 318.00

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $39,000.00.

David M Smythe
Affiant

Subscribed and sworn to before me, this 12th day of April, 1999.

Elizabeth M. Amos
Notary Public

My Commission Expires: 11/30/2002

WHEREAS, by Deed of Trust dated January 21, 1997, and recorded in Book 10330, Page 288, Register's office for Davidson County, Tennessee, Carolyn Key Hall and husband, Carney Ray Hall, and Linda S. Hall 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 11370, Page 209, 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 March 11, 1999, March 18, 1999, and March 25, 1999; and

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 8th day of April, 1999, at 11:00 o'clock A.M. at the south front door of the Davidson County Courthouse, Tennessee, 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, First American National Bank, being the highest and best bidder became the purchaser of said property at and for the sum of THIRTY-NINE THOUSAND AND NO/100THS DOLLARS ($39,000.00).

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 First American National Bank the following real estate:

> Land in Davidson County, Tennessee, being Lot No. 127 of Block "M" on the Map of the Resubdivision of the Lindsley Home Place as of record in Plan Book 2, Page 92, Chancery Court, Nashville.
>
> Said Lot No. 127 fronts 50 feet on the northerly side of Lillian Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Carolyn Key Hall by deed from E. L. Jenkins, of record in Book 5259, Page 518, Register's Office for Davidson County, Tennessee. The said E. L. Jenkins having reserved unto himself a life estate in said property. Said property further conveyed to Carolyn Key Hall and husband, Carney Ray Hall, by quitclaim deed from Melvin B. Butler, Trustee, of record in Book 8671, Page 871, said Register's Office. The said E. L. Jenkins having reserved a life estate in said property is now deceased, having died May 9, 1992. Said property further conveyed to Carolyn Key Hall and husband, Carney Ray Hall and Linda S. Hall, single, by quitclaim deed from Carolyn Key Hall and husband, Carney Ray Hall, of record in Book 10125, Page 357, said Register's Office. The said Carolyn Key Hall and husband, Carney Ray Hall, reserve unto themselves a life estate in said property.

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 makers of said Deed of Trust, and all persons claiming through and under said makers.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto First American National Bank, its representatives, 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 12th day of April, 1999.

David M. Smythe
Substitute Trustee

99 APR 12 PM 1:23
REGISTER
DAVIDSON COUNTY, TN.

05729927
REFERENCE

144 0401 03CHECK 159.30

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth M. Amon, 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 12th day of April, 1999.

Elizabeth M. Amon
Notary Public

My Commission Expires: 11/30/2002

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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05729927

INSTRUMENT # REFERENCE

99 APR 12 PM 1:24
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	39000.00
CON TX	144.30
PRFEE	1.00
MISC	12.00
CFEE	2.00
TOTAL	159.30
CHECK	159.30

04/12/99 01 13:26 0001 1144

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1450132