THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 11450 PG. 979

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 13th day of March, 1991, THOMAS M. BLACK was named Trustee by Deed of Trust of even date, executed by BETH M. AMBURGEY, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure to DAVID EDGIN AND WIFE, MARY E. EDGIN the payment of one (1) note of even date in the original principal amount of $48,000.00, payable with terms and provisions as provided therein, said Deed of Trust being recorded in Book 8310, page 228, Register's Office for Davidson County, Tennessee; and

WHEREAS, on the 17th day of March 1999, THOMAS E. STEWART was named Substitute Trustee by Appointment of Substitute Trustee, of record in Book 11392, page 230, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made under the terms and provisions of said Deed of Trust and Note and notice was properly given to the said BETH M. AMBURGEY, and BETH M. AMBURGEY having further failed to abide by the terms and provisions of the said Deed of Trust; and

WHEREAS, I, THOMAS E. STEWART, SUBSTITUTE TRUSTEE, at the request of the holder of said indebtedness and under and by virtue of the powers vested in me as Substitute Trustee under the said Deed of Trust and Appointment of Substitute Trustee and instruments hereinabove referred to and described, advertised the said real estate as required by law by the terms of said Deed of Trust and instruments, by giving Thirty (30) days notice by three (3) successive publications, namely MARCH 25, 1999, APRIL 1, 1999 and APRIL 8, 1999, in the Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption and dower and homestead as provided in said Deed of Trust. Pursuant to said advertisement, on APRIL 25, 1999, at 12:00 P.M., I, as said Substitute Trustee, offered to sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash, and in bar of the hereinabove equities as provided in said Deed of Trust, at which time DAVID EDGIN submitted the highest and best bid in the amount of FIFTY FIVE THOUSAND SIX HUNDRED THIRTY AND 06/100 ($55,630.06).

NOW, THEREFORE, in consideration of the premises, I, THOMAS E. STEWART, SUBSTITUTE TRUSTEE, do hereby sell, transfer and convey unto DAVID EDGIN AND WIFE, MARY E. EDGIN, their successors, heirs and assigns, in fee simple, and in bar of all the equities hereinabove mentioned, certain real estate located in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference.

This is improved property known as 324 HICKORY STREET, MADISON, TN 37115.

I, THOMAS E. STEWART, SUBSTITUTE TRUSTEE, convey to DAVID EDGIN AND WIFE, MARY E. EDGIN, their successors, heirs and assigns, all the rights conveyed to me as said SUBSTITUTE TRUSTEE, in said Deed of Trust and instruments; including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all of my actions in the premises being solely as Substitute Trustee and not otherwise, under the powers vested in me under said Deed of Trust and instruments hereinabove referred to and not as an individual.

The herein conveyance is subject to any prior liens and restrictions, and all restrictive covenants, easements and setback lines, if any, recorded in said Register's Office applicable to said property and is subject to all 1999 and future real estate taxes.

WITNESS my hand and seal on this the 27th day of April, 1999.

Thomas E. Stewart Sub Tr.
THOMAS E. STEWART,
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS E. STEWART, SUBSTITUTE TRUSTEE, the within named bargainors with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 27 day of April, 1999.

Dianne C. Ellis
notary public

My commission expires: 5/28/2000

ADDRESS NEW OWNER:

DAVID EDGIN ET UX, MARY E.
328 HICKORY STREET
MADISON, TN 37115

MAP & PARCEL NO.

MAP 43-13, PARCEL 316

SEND TAX BILLS TO: SAME

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 25 of Block "D" on the Map of Crittenden Estates, as of record in Book 974, page 69, Register's Office for said County, as follows

Said Lot No. 25 fronts 50 feet on the south side of Hickory Street, formerly Oak Street, and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Beth M. Amburgey by Deed from David Edgin et ux, Mary E. Edgin, of record in Book 8310, page 224, Register's Office for Davidson County, Tennessee.

99 APR 28 AM 10:34
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
05795565

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer, is $55,630.06, this 27 day of April, 1999.

David M. Edgin
AFFIANT

Sworn to and subscribed before me this 27 day of April, 1999.

Denise C. Allen
NOTARY PUBLIC

My commission expires: 5/28/2002

DENISE C. ALLEN
NOTARY PUBLIC
DAVIDSON COUNTY, TN

TO BE CHECKED
220-83

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11450 PG. 982

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

05795655

IDENTIFICATION REFERENCE

99 APR 28 AM 10:34

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	55630.06
CON TX	205.83
PRFEE	1.00
MDEED	12.00
CFEE	2.00
TOTAL	220.83
CHECK	220.83

04 28 99 01 10:36 0001 8205

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1478127