Box 1

THIS INSTRUMENT WAS PREPARED BY:
C. EDWARD COOMER, ATTORNEY AT LAW
Suite 230, 392 Harding Place
Nashville, TN 37211

C. EDWARD COOMER

Substitute Trustee

Map 81-10
Parcel 221

99 JUL 13 AM 11:23

06110320

SUBSTITUTE TRUSTEE'S DEED

Address New Owner:
Send Tax Bills To:

L. HOLLIS BRATCHER
3600 Whites Creek Pike
Nashville, TN 37207

BOOK 11570 PAGE 481

WHEREAS, by Deed of Trust executed January 4, 1995, and recorded in Book 9910, page 24, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Teria R. Smith (Mortgagor) to Dan Small, Trustee, to secure payment of a promissory note of the same date as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note was not paid when due the lawful holder of said note was authorized to declare the whole of said note immediately due and payable and to sell said real property at auction for cash to the highest bidder free from all rights and claims of said Mortgagor, his administrators, successors or assigns, after advertising the time and place of said sale; and

WHEREAS, said Deed of Trust further provides that in the event said Trustee was unable to act and serve as Trustee, that the holder of said note was authorized to appoint a Substitute Trustee; and

WHEREAS, L. Hollis Bratcher, is the owner and holder of said note and Deed of Trust by virtue of the Assignment recorded in Book 11092, page 647, Register's Office of said County; and

WHEREAS, L. Hollis Bratcher did appoint C. Edward Coomer as Substitute Trustee by instrument of record in Book 11158, page 894, Register's Office for said County, vesting in said Substitute Trustee all of the rights, powers and privileges of the original Trustee; and

WHEREAS, on November 13, 1998, the Mortgagor filed a Chapter 13 Bankruptcy (98-10794-3KL-13) in the United States Bankruptcy Court in Nashville, Tennessee; and

WHEREAS, on November 16, 1998, L. Hollis Bratcher, without knowledge of said Chapter 13 Bankruptcy, acquired title to said

property by foreclosure sale and Substitute Trustee's Deed of record in Book 11205, page 502, Register's Office for Davidson County, Tennessee; and

WHEREAS, to correct said mistaken conveyance, title to said property was conveyed from L. Hollis Bratcher to the Mortgagor, subject to said Deed of Trust, by Quitclaim Deed dated December 30, 1998; and

WHEREAS, the Mortgagor failed to record said Quitclaim Deed; and

WHEREAS, on June 9, 1999, said Chapter 13 Bankruptcy was dismissed by Order of the United States Bankruptcy Court; and

WHEREAS, default having occurred in the payment of said indebtedness, the whole of said indebtedness was declared immediately due and payable and notice was given by publication in a newspaper of general circulation in Davidson County, that the property would be sold at the main door of the Courthouse for said County in Nashville, Tennessee, on July 9, 1999, at 11:00 a.m., for the highest and best bid for cash; and

WHEREAS, the sale was conducted at the time and place as advertised and L. Hollis Bratcher was the highest and best bidder for cash, said bid being in the amount of $22,580.91;

NOW THEREFORE, I, C. Edward Coomer, Substitute Trustee, by virtue of the authority vested in me and pursuant to the terms of said Deed of Trust, have this day bargained and sold and do by these presents transfer and convey to L. Hollis Bratcher, his heirs and assigns forever, that certain land described as follows:

> Being the South 12.5 feet of Lot No. 154 and the North 25 feet of Lot No. 153 in Cobb's Subdivision of Lot No. 6 of the Subdivision of Harding's Bosley Tract, as of record in Book 161, page 155, Register's Office for Davidson County, Tennessee.
>
> Said parts of Lot Nos. 153 and 154 front together 37.5 feet on the east side of 24th Avenue North and extends back between parallel lines 150 feet to an alley on which they measure 37.5 feet.
>
> Being the same property conveyed to Teria Smith by deed from Cheryl C. Paye of record in Book 9910, page 21, Register's Office for Davidson County, Tennessee.
>
> All other instruments purporting to convey title to said property dated and recorded on and after December 30, 1998, are hereby voided as herein before explained.

It is the intention and purpose of C. Edward Coomer, Substitute Trustee, to convey the above described property with all of the covenants and warranties which he is authorized to make as such Substitute Trustee, but it is expressly understood and agreed that all

of such warranties and covenants are made by him as Substitute Trustee and not individually. This sale is in accordance with the Federal Housing and Community Development Act of 1987, Section 569 Sub(2)(B) and there is no right of redemption in the mortgagor or any other person.

IN WITNESS WHEREOF, I, C. Edward Coomer, Substitute Trustee, have executed this deed of conveyance this 9th day of July, 1999, by subscribing hereto my official signature.

C. EDWARD COOMER

Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, C. Edward Coomer, Substitute Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 9th day of July, 1999, at Nashville, Tennessee.

My Commission Expires:

5-27-01

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $22,580.91 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 9th day of July, 1999, at Nashville, Tennessee.

My Commission Expires:

5-27-01

NOTARY PUBLIC

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

BOOK 11570 PAGE 484

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REFERENCE

99 JUL 13 AM 11:23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1490144