THIS INSTRUMENT PREPARED BY:
Ronald H. Bice, Jr., Attorney
4515 Harding Road, Suite 103
Nashville, TN 37205

mail

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 46,350.00

Justin E Hill
Affiant

Subscribed and sworn to before me this 10 day of November, 1999.

Notary Public

My Commission Expires:
My Commission Expires NOV. 30, 2002

0661314

99 NOV 29 AM 10:37
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Sara V. Severy 4706 Hazelwood Circle Nashville, TN 37220	SAME	MAP- 181 PARCEL- 215

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust, dated the 15th day of August, 1996, of record in Book 10176, page 620, Register's Office for Davidson County, Tennessee, (the "Deed of Trust") WALTER E. O'DONNELL and wife, FAIRLIE A. O'DONNELL, conveyed to SATURN AND MAZER TITLE SERVICES, INC., Trustee, the hereinafter described real estate (the "Property") to secure an indebtedness evidenced by a note (the "Note") of even date therewith, which Note is fully described in the Deed of Trust; and

WHEREAS, as Substitute Trustee was appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, the Appointment of Substitute Trustee being of record in Book 11661, page 400, said Register's Office; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and payable; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and required by the terms of the Deed of Trust, offered the Property for sale to the highest and best bidder for cash, at public outcry, at 9:00 a.m. on October 26, 1999, at the south side of the Davidson County Courthouse, Nashville, Tennessee, when and where SARA V. SEVERY became the last and highest bidder for cash at the price of FORTY-SIX THOUSAND THREE HUNDRED FIFTY and NO/100 ($46,350.00) DOLLARS which was the amount of indebtedness owed to Grantee.

NOW, THEREFORE, I, Ronald H. Bice, Jr., as Substitute Trustee and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, hereby convey the Property to SARA V. SEVERY ("Grantee"), her heirs and assigns the following described parcel of property located in Davidson County, Tennessee, and more particularly described as follows, to wit:

452 TAX 186.50 RECD

Beginning at an iron pin in the center of a 50 foot joint use ingress-egress and utlilty easement, said point of beginning being the Southeast corner of the herein described tract and also being 2,067.19 feet northerly as measured along the centerline of the said 50 foot joint use ingress-egress easement from the northerly margin of Pettus Road; thence leaving the centerline of the said joint use ingress-egress easement and with the northerly line of Tract No. 15 of the J. D. Stevens Pettus Road division North 85 degrees 18 minutes 47 seconds West passing a steel fence post at 25.0 feet in all 1100.00 feet to an iron pin; thence North 04 degrees 41 minutes 13 seconds East 200.00 feet to an iron pin; thence with the southerly line of Tract No. 13 of the J. D. Stevens Pettus Road Division South 85 degrees 18 minutes 47 seconds East passing a steel fence post at 1075.00 feet in all 1100.00 feet to an iron pin in the center of the said 50 foot center of said easement South 04 degrees 41 minutes 13 seconds West 200.00 feet to the point of beginning, containing 5.05 acres more or less.

Being the same property conveyed to Walter E. O'Donnell and wife, Fairlie A. O'Donnell by deed from Donald Clemons and wife, Victoria Clemons and Houston Hill and wife, Pamela Hill, of record in Book 10176, page 617, of said Register's Office for Davidson County, Tennessee. Being the same property conveyed to Fairlie A. O'Donnell by quitclaim deed from Walter E. O'Donnell of record in Book 10826, page 746, of said Register's Office for Davidson County, Tennessee.

This is unimproved property known as Tract 14 of the J. D. Stevens Pettus Road Division, Davidson County, Tennessee. I believe the title to said land to be good, but I sell and convey as Trustee only.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

Ronald H. Bice, Jr., as Substitute Trustee, and not otherwise, warrants the title to the Property to the said Grantee and Grantee's heirs and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Restrictive covenants of record.

3. Any and all other prior restrictions, encumbrances or liens of any nature.

IN WITNESS WHEREOF, the said Ronald H. Bice, Jr., Substitute Trustee, has executed this instrument on this the 4th day of NOVEMBER.

Ronald H Bice Jr
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald H. Bice, Jr., Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as Substitute Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of November 1999.

Marcia Brinks
Notary Public

My Commission Expires:
July 20, 2001

MARCIA M. BRINKS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 28, 2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11758 PAGE 192

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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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	46350.00
CON TX	171.50
PRFEE	1.00
MISC	12.00
CFEE	2.00
TOTAL	186.50
CHECK	186.50

11/29/99 01 10:37 0001 5493

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1543118