This Instrument Was Prepared By:
Donald R. Barrett, Jr.
121 First Avenue South
Suite 200
Franklin, Tennessee 37064

Instr:200002010010295 Page: 1 OF 3
REC'D FOR REC 02/01/2000 11:09:20AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $240.50

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER IS $65,000.00

Affiant

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Sworn to and subscribed before me this 27th day of January, 2000.

Notary Public Comm. Exp. 1/30/02

FROM: K. Thomas Sidwell, Trustee

TO: US Trust Mortgage, Inc.

NAME OF BUYER:	SEND TAX BILLS TO:	MAP-PARCEL
US Trust Mortgage, Inc. 210 25th Avenue North, Suite 747 Nashville, Tennessee 37203	same as buyer	Map 162-10 Parcel 144.00

Trustee's Deed

WHEREAS, by Deed of Trust dated June 9, 1999, of record in Book 11532, page 287, and re-recorded in Book 11635, page 885, Register's Office for Davidson County, Tennessee (hereinafter referred to as the "Deed of Trust"), Ricky W. Lee and Brenda L. Lee, married, conveyed to K. Thomas Sidwell, Trustee, the hereinafter described real estate, (hereinafter referred to as the "Property"), to secure an indebtedness evidenced by a Note of even date therewith, which Note is fully described in the Deed of Trust (hereinafter referred to as the "Note"); and

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

WHEREAS, the owner and holder of the indebtedness directed K. Thomas Sidwell, Trustee, to sell the Property and, in accordance with the terms thereof, and pursuant to said direction, the said Trustee did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 10:00 a.m. on Thursday, January 27, 2000 at the front door of

the Davidson County Courthouse in Nashville, Tennessee, at public outcry to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in The Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on January 6, 2000, January 13, 2000 and January 20, 2000; and

WHEREAS, at the time and place of said sale, and upon the property being offered under the terms herein above set forth, US Trust Mortgage, Inc. (acting through its agent, Monty Moore, President/CEO) was the highest and best bidder;

NOW, THEREFORE, the undersigned, K. Thomas Sidwell, Trustee, pursuant to the bid of $65,000.00, acknowledges receipt of the sum of $65,000.00, which was the highest and best bid, and for and in consideration of said bid, has bargained and sold and by these presents does hereby transfer and convey unto US Trust Mortgage, Inc.:

Being Lot No. 144 on the Plan of Brook View Estates, Section 2, of record in Plat Book 4460, page 163, Register's Office, Davidson County, Tennessee, to which plan is hereby made for a more complete legal description.

Being the same property conveyed to Ricky W. Lee and wife, Brenda L. Lee by deed from David M. Crotts, and wife, Julia Ann Crotts of record in Book 9004, page 271, Register's Office for Davidson County, Tennessee.

Subject to a Judgment Lien in favor or Jayhawk Medical Acceptance Corp. of record in Book 11055, page 998, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to K. Thomas Sidwell, Trustee, does hereby transfer, assign, and set over unto US Trust Mortgage, Inc. all of his right, title, and interest in the said property as Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the aforesaid Trustee, has executed this instrument on this the 27th day of January, 2000.

K. Thomas Sidwell, Trustee
121 First Avenue South
Franklin, Tennessee 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, K. Thomas Sidwell, Trustee, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes contained therein.

Executed this the 27th day of January, 2000.

Notary Public

My Commission Expires: 1/30/02

