THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN AND BURNSED, PLLC
SunTrust Center, Suite 1750
424 Church Street
Nashville, Tennessee 37219

Instr:20000202001091O Page: 1 OF 2
REC'D FOR REC 02/02/2000 1:24:17PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $62.90

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
SouthTrust Bank, National Association 230 Fourth Ave. North Nashville, TN 37201	Same	33-14-A/19

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, there has occurred one or more acts of default in the note evidencing the indebtedness owed to SouthTrust Bank, National Association, formerly SouthTrust Bank of Tennessee, ("Lender");

WHEREAS, Lender is the beneficiary of the Deed of Trust of record at Book 9636, Page 960, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), which Deed of Trust secures to the Lender the payment in full of the note evidencing the subject indebtedness in the original principal sum of $29,100.00;

WHEREAS, by and through the above described Deed of Trust, the grantor, Elza Braden, Jr. (hereinafter the "Borrower") conveyed the real property described herein to George R. Archer, Jr., Trustee, for the benefit of the Lender, with power of sale;

WHEREAS, the Lender pursuant to the terms and conditions of the above Deed of Trust, did appoint R. Garry Chaffin as Substitute Trustee, to serve in the stead of the Trustee with all powers granted unto the Trustee, such appointment appearing of record at Book 11674, Page 585, Register's Office for Davidson County, Tennessee;

WHEREAS, Lender notified the Substitute Trustee of the default by the Borrowers in the payments called for in the note secured by the above Deed of Trust and demanded that the Substitute Trustee advertise the subject property(ies) for sale pursuant to the terms and conditions of the said Deed of Trust;

WHEREAS, the Substitute Trustee did advertise the property(ies) for sale in the "Nashville Record" on January 6, 13 and 20, 2000, in accordance with and in fulfillment of the requirements of the above Deed of Trust;

WHEREAS, the Substitute Trustee, in accordance with the requirements of the above Deed of Trust and the published advertisement for sale of the subject property, did on the 28th day of January, 2000, appear and conduct the sale of the herein described property;

WHEREAS, SouthTrust Bank, National Association did place the highest bid for the subject property(ies), being the sum of $17,000.00;

NOW THEREFORE, for and in consideration of the sum of $17,000.00, the Substitute Trustee, R. Garry Chaffin, has bargained and sold, and by these presents does transfer and convey unto the said SouthTrust Bank, National Association, the Grantee herein, its heirs and assigns, the property described as follows:

Land in Davidson County, Tennessee, being Unit No. A-19, on the plan of Oakcrest Condominiums, according to the Master Deed of record in Book 5884, page 960, as amended by Book 9559, page 939, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 413, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Elza Braden Jr. by Deed from Lee E. Davis and wife, Sarah L. Davis, of record in Book 9636, page 957, Register's Office for Davidson County, Tennessee.

This is improved property known as: 420 Elysian Fields Road, #A-19, Nashville, Tennessee 37211.

The Substitute Trustee makes no personal warranties or representations concerning the subject property. This conveyance is subject to any prior matters of record including, but not limited to unpaid property taxes.

To have and to hold the said tract or parcel of land, including all appurtenances, estate, title and interest thereto belonging, unto the said Grantees, their heirs and assigns, forever.

Whenever used, the singular number or pronoun shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, my hand this 31st day of January, 2000.

R. Garry Chaffin
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 R. Garry Chaffin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself to be the Substitute Trustee under the above referenced Deed of Trust, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of January, 2000.

Notary Public

BOBBIE CARNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/24/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $17,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

R. Garry Chaffin/ Substitute Trustee

Sworn to and subscribed before me this 31st day of January, 2000.

Notary Public

BOBBIE CARNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/24/2000

L:foredeed.bra