Instr:20000211001423 6 Page: 1 OF 3
REC'D FOR REC 02/11/2000 3:27:52PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $555.00

PREPARED BY: T. LARRY EDMONDSON
ATTORNEY AT LAW
808 BROADWAY
NASHVILLE, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR.
SouthTrust Bank, National Association P.O. Box 25150 Nashville, TN 37202-5150	Same	160-4-56

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated April 15, 1996 executed by James B. Diekhoff and wife, Nancy Jane Diekhoff to George R. Archer, Jr., Trustee of record in Book 10021, Page 115 as modified by Modification of Note and Deed of Trust of record in Book 10186, Page 905, Register's Office for Davidson County, Tennessee; and

WHEREAS, SouthTrust Bank, National Association, formerly known as SouthTrust Bank of Tennessee, owner and holder of the indebtedness secured by said Deed of Trust of record in Book 10021, Page 115 and modified by Modification of Note and Deed of Trust of record in Book 10186, Page 905, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming T. Larry Edmondson, as Substitute Trustee by an instrument of record in Book 11490, Page 197, Register's Office for Davidson County, Tennessee; and

WHEREAS, T. Larry Edmondson, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising in the Nashville Record three times on January 13th, January 20th and January 27th, 2000 that said property would be sold at 10:00 A.M. prevailing time on Thursday, February 10, 2000, in the front door of the Davidson County Courthouse, Nashville, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims and unpaid taxes which may be a lien against said property.

WHEREAS, the Substitute Trustee personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of One Hundred Four Thousand and No/100 Dollars ($104,000.00) by SouthTrust Bank, National Association (hereinafter referred to as "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of One Hundred Four Thousand and No/100 Dollars ($104,000.00) cash in hand paid by the Grantee, T. Larry Edmondson, Substitute Trustee, has this day sold and by these premises, does transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennesseee, being Lot No. 1107 on the Plan of Brentwood Hall, Section XI, as of record in Book 2331, Page 134, 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 James B. Diekhoff by Deed from David E. Sutton and Adeline D. Sutton as Trustees under the David E. Sutton and Adeline D. Sutton Family Trust Agreement dated June 1, 1992, their successors and assigns, of record in Book 9611, Page 449, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, is/their heirs, successors, and assigns, forever.

And the Substitute Trustee covenants with the said Grantee that he is lawfully seized and possessed of said real property as Substitute Trustee only, and by the terms of the above-mentioned Deed of Trust, has a good right to sell and convey the same.

The Substitute Trustee further covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through him as Substitute Trustee, but no further or otherwise; it being the intention of the Substitute Trustee only to convey to Grantee no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption or any governmental agent, state or federal; any prior encumbrances that may exist against the property and possible survival of lien on fixtures by Nashville Gas Company. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 10th day of February, 2000.

T. LARRY EDMONDSON
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 T. Larry Edmondson, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 10th day of February, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-29-2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Sworn to and subscribed before me on this the 10th day of February, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-29-2003