SUBSTITUTE TRUSTEE'S DEED

Instr:20000214001480B Page: 1 OF 3
REC'D FOR REC 02/14/2000 1:43:30PM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

WHEREAS, on March 9, 1987, James Charles Andrews, an unmarried person, to Stephen R. Josleyn, Trustee, a certain deed of trust conveying to him as Trustee, certain property hereinafter fully set forth and described, which deed of trust is of record in Book 7167, Page 665 and rerecorded in Book 7191, Page 958 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, the property was transferred by Warranty Deed to Ernest Craig Moody as recorded in Book 9498, Page 970 in said Register's Office; and

WHEREAS, in Book 11712, Page 892 in said Register's Office, the above named trustee was replaced by E. Franklin Childress, Jr., Clifford D. Pierce, Jr. and J. Allen Roberts, as substitute trustees, any one of whom is empowered to serve with all the title, powers, and duties of the original Trustee named in said Deed of Trust described above; and

WHEREAS, default having been made in the payment of the debts and the performance of the obligations secured by said Deed of Trust, Union Planters Bank, National Association, as successor in interest by merger with Leader Federal Bank For Savings, as the owner by assignment thereof, requested the undersigned to advertise and sell the security according to the terms thereof; and

WHEREAS, in accordance with said request, the said real estate described in said Deed of Trust was advertised for sale in THE NASHVILLE RECORD, a weekly newspaper published in Nashville, Tennessee, the first insertion appearing on November 11, 1999, and subsequent insertions appearing on November 18,1999, and November 25, 1999, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, at twelve o'clock noon on Friday, December 10, 1999, being the time and at the south door of the Court House, Nashville, Davidson County, Tennessee, being the place mentioned in said advertisement, the undersigned offered said real estate for sale in accordance with all the terms and requirements in said Deed of Trust and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Union Planters Bank, National Association, at and for the sum of $77,534.74, which is the highest and best bid in connection therewith;

WHEREAS, Union Planters Bank, National Association, directed and instructed the undersigned to transfer, convey and assign the real estate described in the Deed of Trust to the Department of Housing and Urban Development and to deliver the deed of reconveyance to said Department;

NOW, THEREFORE, the undersigned in consideration of the premises and the payment of said bid, which amount has been applied toward the payment of said indebtedness, hereby bargains, sells, conveys, and confirms unto said Department of Housing and Urban Development, the following real estate situated and located in Nashville, County of Davidson, State of Tennessee, to-wit:

> A certain condominium apartment located in Davidson County, Tennessee, described as follows:
>
> Unit No. 205 in the Horizontal Property Regime which is located on the Plan of Ellington Place Condominiums, a unit plat of which is shown on Exhibit "C" of the Master Deed of record in Book 6984, Page 84, Register's Office of said County, to which reference is here made for a more particular description, and being part of the land shown on the subdivision plat of Ellington Place Condominiums, of record in Book 6250, Page 829, Register's Office of Davidson County, Tennessee.

The conveyance of the aforesaid property is subject to unpaid property taxes, assessments, subdivision restrictions, building lines, and easements of record in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Clifford D. Pierce, Jr., as Substitute Trustee has hereunto set his hand this the 10th day of December, 1999.

CLIFFORD D. PIERCE, JR.
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 10th day of December, 1999, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Clifford D. Pierce, Jr., to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as Substitute Trustee.

WITNESS my hand and Official Notarial Seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:
9-25-01

ROSE A. BYBEE
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TENNESSEE
My Commission Expires Sept 25, 2001

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $77,534.74, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Subscribed and sworn to before me on this 10th day of December, 1999.

_____
NOTARY PUBLIC

My Commission Expires:

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Conveyance to a Government Entity- Exempt from Payment of Transfer Tax

PROPERTY ADDRESS: 205 Ellington Place
Madison, TN 37216

MAIL TAX NOTICE TO: Golden Feather Realty Services, Inc.
180 N. Lasalle, Suite 1900
Chicago, IL 60601

PREPARED BY AND RETURN TO: WYATT, TARRANT & COMBS
6075 Poplar Avenue, Suite 650
Memphis, Tennessee 38119

Tax Parcel ID: 051-10-0-B-083.00