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

Instr:200003150026447 Page: 1 OF 3
REC'D FOR REC 03/15/2000 9:17:01AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $2127.50

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
SouthTrust Bank, National Association 230 Fourth Ave. North Nashville, TN 37201	Same	96-13/153

SUBSTITUTE TRUSTEE'S DEED

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

WHEREAS, Lender is the beneficiary of the Deed of Trust of record at Book 10530, Page 99, 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 $605,000.00;

WHEREAS, Lender is the beneficiary of the Deed of Trust of record at Book 11649, page 453, Register's Office for Davidson County, Tennessee (the "Second 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 $30,000.00;

WHEREAS, by and through the above described Deeds of Trust, the grantor, The Tennessee Sheriff's Association, a Tennessee not-for-profit corporation, (being one and the same entity as The Sheriff's Association of Tennessee, Tennessee Sheriff's Association, Tennessee Sheriff's Association, Inc., and Tennessee Sheriff Association, Inc.) (the "Borrowers") 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 Second 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 in Instrument 200002080012712, 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 notes secured by the Deeds 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 February 17, 24 and March 2, 2000, in accordance with and in fulfillment of the requirements of the above Second Deed of Trust;

WHEREAS, the Substitute Trustee, in accordance with the requirements of the above Second Deed of Trust and the published advertisement for sale of the subject property, did on the 10th day of March, 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 $575,000.00, which ;

NOW THEREFORE, for and in consideration of the sum of $575,000.00, 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 Tract A, on the Plan of Metro Airport Centers, as shown on plat of record in Plat Book 9700, page 351, 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 The Sheriff's Association of Tennessee (same as The Tennessee Sheriff's Association) by deed from Henry C. McCall, Trustee, of record in Book 10530, page 96, Register's Office of Davidson County, Tennessee.

Being property known as: 2815 Patriot Way, N., Nashville, TN 37214 (The street address above is believed to be correct; but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.)

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. However, this conveyance is not made subject to the indebtedness owed to SouthTrust Bank, National Association which secured the original principal sums of $605,000.00 and $30,000.00, each of which are released by SouthTrust.

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 13th day of March, 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 13th day of March, 2000.

Bobbie Cannon
Notary Public

BOBBIE CANNON 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 $575,000.00. 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 13th day of March, 2000.

Notary Public

BOBBIE CARNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/24/2001

L:foredeed.tsa
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