Instr:200003160027119 Page: 1 OF 3
REC'D FOR REC 03/16/2000 1:32:48PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $125.43

Sammy M. Sawyers
SFI Acct# 51420554

Name and address of new owner:	Send tax bills:	Prepared by:
Southern Financial, Inc. P. O. Box 509 Antioch, TN 37011-0509	SAME	David W. McMackin 5200 Maryland Way Suite 105 Brentwood, TN 37027

Map & Parcel No.
81-15-270

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated June 11, 1997, recorded in Book 10492, page 601, Register's Office, Davidson County, Tennessee, Sammy M. Sawyers and wife, Josephine Sawyers, conveyed to Pleas Wright, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated October 16, 1997, and recorded in Book 10681, page 548, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed DW McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the

dates of February 17, 24 and March 2, 2000, stating that on March 10, 2000, at 12:00 noon at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Southern Financial, Inc., for $30,899.00, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Southern Financial, Inc., (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 259 on the Map of McGavock, Wetmore and Others 2nd Addition of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

SAID Lot No. 259 fronts 50 feet on the west side of 14th Avenue North and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Sammy M. Sawyers and wife, Josephine Sawyers, by deed from Harold Ray, unmarried, of record in Book 8087, page 176, said Register's Office.

This is improved property located at 1511 and 1511 ½ 14th Avenue North, Nashville, TN 37208.

The above legal description is identical to the legal description in the previous deed of record.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 10th of March,2000.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, on this the 10th day of March, 2000.

Notary Public

My Commission Expires: 2/19/02

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $33,899.00.

Affiant

Subscribed and sworn before me, this 10th day of March, 2000.

Notary Public

My Commission Expires: 2/19/02