Instr:200003200027953 Page: 1 OF 2
REC'D FOR REC 03/20/2000 10:36:10AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $203.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is ~~$55,000.00~~.

Affiant

Sworn to and subscribed before me this 17 day of March, 2000.

Notary Public

My Commission Expires: _____

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE TENNESSEE DAVIDSON COUNTY Exp. 10/25/2003

This Instrument Prepared By:
Kevin D. Montgomery
HARDEMAN & SCRUGGS
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

SUBSTITUTE TRUSTEE'S DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Emma K. Renick, Trustee 1308 General George Patton Rd. Nashville, TN 37221	Same	Map 52-03 Parcel 150

WHEREAS, Clifton A. Floyd and wife, Jackie A. Floyd, by Deed of Trust (the "Deed of Trust"), dated April 18, 1997, of record in Book 10425, Page 790, Register's Office for Davidson County, Tennessee, conveyed to Richard A. Northcutt, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to William L and Emma K. Renick, Trustees U/A/D February 25, 1997 of the Renick Joint Revocable Living Trust Agreement; and said Note was assigned to Emma K. Renick, Trustee of the Emma K. Renick Revocable Trust; and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the note of record as Instrument #200001310009657, Register's Office of Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of time and place of said sale having been published in the Nashville Record on February 24, 2000, March 2, 2000 and March 9, 2000; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, as public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee at 10:00 A.M. on March 17, 2000, and Emma K. Renick, Trustee of the Emma K. Renick Revocable Trust (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Fifty Five Thousand Dollars ($55,000.00).

NOW, THEREFORE, Kevin D. Montgomery, in his capacity as Substitute Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, her successors, heirs and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 135, on the plan of Arrowhead Estates, Section 2, of record in Book 5050, Page 83, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Clifton A. Floyd and wife, Jackie A. Floyd, by deed from William L. Renick and wife, Emma K. Renick, Trustee U/A/D February 25, 1997 of the Renick Joint Revocable Living Trust Agreement and any successors in trust, of record in Book 10425, Page 787, Register's Office for Davidson County, Tennessee; and further conveyed by Clifton A Floyd and wife, Jackie A. Floyd by Deed of Trust to Richard A. Northcutt, Trustee of record in Book 10425, Page 790, Register's Office for said county; the said Richard A. Northcutt, Trustee, having been replaced by Kevin D. Montgomery, Substitute Trustee by written instrument of record as Instrument #200001310009657, Register's Office for said county.

This property is also known as 805 Fawn Lane, Madison, Tennessee 37115.
This conveyance is made subject to any and all unpaid taxes, prior liens and/or encumbrances of record.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same, but subject to the matters set forth herein. Subject to such matters set forth herein, Kevin D. Montgonery, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns, against the law for claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF I have hereunto set my hand on this the 17th day of March, 2000.

Kevin D. Montgomery, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kathy Snider, a Notary Public in and for said County and State, the within named, Kevin D. Montgomery, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of March, 2000.

Kathy Snider
Notary Public

My Commission Expires: _____

KATHY SNIDER NOTARY Exp. 07/27/2002 PUBLIC AT LARGE DAVIDSON COUNTY, TN