BOX 25-B

Instr:200004050034472 Page: 1 OF 2
REC'D FOR REC 04/05/2000 3:04:18PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $112.02

TRUSTEE'S DEED

State of Tennessee }
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $30,275.00

Affiant

Sworn to and subscribed before me this 5th day of April, 2000.

NOTARY PUBLIC

My Commission expires 9/28/02.

This instrument prepared by:

Robert F. Spann, Attorney
Suite 400, 214 Second Avenue, N.
Nashville, TN 37201

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
First Union Home Equity Bank	Same	Map 92-10
1100 Corporate Center Drive		Parcel 92
Raleigh, NC27607-5066		

WHEREAS, on the 10th day of November, 1998, **Freeman H. Geter, Jr., and wife, Cora A. Geter**, executed a Deed of Trust to **James E. Maynor, Trustee**, to secure a promissory note of even date to **First Union Home Equity Corporation**, in the amount of $33,900.00, as fully set out in said Deed of Trust of record in Book 7705, page 265, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said James E. Maynor is unable to act as Trustee under said Deed of Trust , and I have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record in Instrument No. 200002290019473, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and First Union Mortgage Corporation, the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property; and

WHEREAS, I. Robert F. Spann, Substitute Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on March 9, 2000, March 16, 2000, and March 23, 2000, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, Robert F. Spann, Substitute Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on April 5, 2000, at 11:00 AM at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at the sale, **First Union Home Equity Bank** was the highest and best bidder, the amount of their bid being in the sum of Thirty thousand two hundred seventy-five and no/100 dollars ($30,275.00); and

NOW THEREFORE, I **Robert F. Spann, Substitute Trustee**, and pursuant to the power and authority contained in said Deed of Trust and in consideration of thirty thousand two hundred seventy-five and no/100 dollars ($30,275.00), credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto **First Union Home Equity Bank**, hereinafter known as the Grantee, their successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 49 on the Map of T. M. Steger's Clifton Pike Subdivision of the Barrow Place, of record in Book 421, page 112, Register's Office for Davidson County, Tennessee

Said Lot No. 49 fronts 40 feet on the north side of West Hill Street, now Torbett Street, and runs back between parallel lines 125 feet to an alley..

Being the same property conveyed to Freeman Geter, Jr., a/k/a Freeman H. Geter, Jr., by deed from Freeman Geter, III, as of record in Book 7160, page 170, Register's Office for Davidson County, Tennessee, and by order of the Chancery Court for Davidson County, Tennessee, as of record in Instrument No. 200003020020401, said Register's Office.

This is improved property known as 2814 Torbett Street, Nashville, TN 37209

This conveyance is made subject to all restrictions of record, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate title, and interest thereto belonging to the said Grantee, their successors and assigns, forever.

I, Robert F. Spann, Substitute Trustee, under the Deed of Trust of record in Book 7705, page 265, Register's Office for Davidson County, Tennessee, do hereby transfer unto the said Grantee, their successors and assigns, all the rights, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I, as Substitute Trustee, under said Deed, of Trust can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert F. Spann, Substitute Trustee, has hereunto set their hand, this the 5th day of April, 2000.

ROBERT F. SPANN, Substitute Trustee, a Resident of Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State Robert F. Spann, Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as Trustee, for the purposes therein contained.

WITNESS my hand, at office, this 5th day of April, 2000.

NOTARY PUBLIC

My Commission Expires: 9/28/02

