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Bkimm...

Address New Owner:	Send Tax Bills To:	Map/Parcel Number
Mr. Frank E. Davenport 1006 Mitchell Street Greenbrier, TN 37073	Same	070-15-0 028.00
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CSS) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Anderson Hardin and wife, Hattie Hardin, by Tennessee Deed of Trust (the "Deed of Trust") dated March 5, 1993, transferred and conveyed to D. Ronald Ingram, Trustee, the property described in Exhibit A hereto (the "Property"), the Deed of Trust being of record in Book 8884, page 666, Register's Office for Davidson County, Tennessee; said Deed of Trust having been assigned to American Financial Corporation of Tampa, now known as Altegra Credit Company, by instrument dated March 5, 1993, of record in Book 8894, page 172, and further assigned to Charles S. Sanger, Trustee, by Instrument No. 200002250018624 dated January 20, 2000; and

WHEREAS, Barbara J. Kimmins, having been duly appointed Successor Trustee by Charles S. Sanger, Trustee, the lawful owner and holder of the indebtedness secured by the Deed of Trust of record as Instrument No. 200003010020010, said Register's Office; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at eleven o'clock (11:00 a.m.), March 31, 2000, at the Davidson County Courthouse, Nashville, Tennessee when and where Ken A. Mitchell and Frank E. Davenport, as tenants in common (referred to collectively herein as "Grantee"), became the last and highest bidder for cash at the price of Twenty-Five Thousand and 00/100 Dollars ($25,000.00).

NOW, THEREFORE, in her capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Barbara J. Kimmins, Successor Trustee, hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in her capacity as Successor Trustee, and not otherwise, has the power to convey the same.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Instr:200004070035201 Page: 1 OF 3
REC'D FOR REC 04/07/2000 11:18:00AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $92.50

The actual consideration or value, whichever is greater, for this transfer is $25,000.

Charles S. Sanger, Trustee
Affiant

Subscribed and sworn to before me this 5th day of April, 2000.

Jean C. Herzer
Notary Public
My Commission Expires: 9/28/2000

J. HERZER NOTARY PUBLIC AT LARGE DAVIDSON

0635501.01
101230-001 04/05/2000

Barbara J. Kimmins, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under her. The Property is sold, however, without any other warranty of title, and the sale is expressly subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments (plus penalty and interest, if any), and any redemptive rights, plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust.

The Property is sold "AS IS," and neither the Trustee nor the beneficiary of the Deed of Trust nor any agent or attorney therefor makes any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults thereunder or the effect of this foreclosure sale on the rights of any party under such a lease.

Words used herein indicating number or gender shall be read as context may require.

This is improved property known as: 2417 14th Avenue North, Nashville, TN 37208-1172.

Dated this 5th day of April, 2000.

(Barbara J. Kimmins)

Barbara J. Kimmins, as Successor Trustee, and not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jean C. Herzer, a Notary Public in and for said County and State, the within named Barbara J. Kimmins, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of April, 2000.

Jean C. Herzer

Notary Public
My Commission Expires: Sept. 28, 2002

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Riverview Gardens, as of record in Book 3600, page 46, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of 18th Avenue North, at the common front corners of Lots Nos. 25 and 26; thence eastwardly with said margin of said Avenue, 68.0 feet to a point, the beginning of a curve; thence northeastwardly 31.4 feet around said curve to a point in the westerly margin of 14th Avenue North, thence northwardly with said margin of said Avenue 58.5 feet to a point, the common corners of Lots 24 and 25 fronting on 14th Avenue North; thence westwardly with the line between Lots Nos. 24 and 25, 88.0 feet to a point; thence southwardly with the line between Lots Nos. 25 and 26, 78.5 feet to the point of beginning.

Being the same property conveyed to Anderson Hardin and wife, Hattie Hardin by deed from Herbert R. Rich, Trustee, of record in Book 3960, page 135, Register's Office for Davidson County, Tennessee.