Instr:200005020043680 Page: 1 OF 3
REC'D FOR REC 05/02/2000 10:23:20AM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on December 21, 1994, Gary T. Mabry, an unmarried person, executed to Carol Conatser, Trustee, a certain deed of trust conveying to her as Trustee, certain property hereinafter fully set forth and described, which deed of trust is of record under in Book 9563, Page 513 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record in Book 10560, Page 391 of said Register's Office, the original trustee was replaced by E. Franklin Childress, Jr., O. John Norris and J. Allen Roberts as substitute trustees, any one of whom is empowered to serve with all the title, powers, and duties of the original Trustee named in said Deed of Trust described above; and

WHEREAS, default having been made in the payment of the debts and the performance of the obligations secured by said Deed of Trust, Union Planters Bank, National Association f/k/a Union Planters National Bank, a national banking association as successor in interest by merger with Leader Federal Bank For Savings, as the owner by assignment thereof, requested the undersigned to advertise and sell the security according to the terms thereof; and

WHEREAS, in accordance with said request, the said real estate described in said Deed of Trust was advertised for sale in THE NASHVILLE RECORD, a weekly newspaper published in Nashville, Tennessee, the first insertion appearing on June 10, 1999, and subsequent insertions appearing on June 17, 1999, and June 24, 1999, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, at twelve o'clock noon on Friday, July 9, 1999, being the time and at the north door of the Court House, Nashville, Davidson County, Tennessee, being the place mentioned in said advertisement, the undersigned offered said real estate for sale in accordance with all the terms and requirements in said Deed of Trust and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Union Planters Bank, National Association, at and for the sum of $66,666.65, which is the highest and best bid in connection therewith;

WHEREAS, Union Planters Bank, National Association, directed and instructed the undersigned to transfer, convey and assign the real estate described in the Deed of Trust to the Department of Housing and Urban Development and to deliver the deed of reconveyance to said Department;

NOW, THEREFORE, the undersigned in consideration of the premises and the payment of said bid, which amount has been applied toward the payment of said indebtedness, hereby bargains,

sells, conveys, and confirms unto said Department of Housing and Urban Development, the following real estate situated and located in Nashville, County of Davidson, State of Tennessee, to-wit:

A tract of land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, on the northeast side of Whites Creek Pike, described according to a map thereof made by Boone Denton, Surveyor, July 25, 1921, as follows:

Beginning in the center of the White's Creek Pike in Dismukes' south line, the northwest corner of W. K. Duke's land; thence with the center of said Pike, South 23 deg. east 18.16 poles, south 40 deg. east 28 poles, south 25 deg. east 4 poles; thence leaving said Pike, north 35 deg. east 47.6 poles to said Dismuke's south line, thence with said line, north 88 deg. west 53.6 poles to the beginning.

The conveyance of the aforesaid property is subject to unpaid property taxes, assessments, subdivision restrictions, building lines, and easements of record in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, J. Allen Roberts, as Substitute Trustee has hereunto set his hand this the 9th day of July, 1999.

J. ALLEN ROBERTS
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 9th day of July, 1999, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared J. ALLEN ROBERTS, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as Substitute Trustee.

WITNESS my hand and Official Notarial Seal at office the day and year above written.

NOTARY PUBLIC

ROSE A. BYBEE
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TENNESSEE
My Commission Expires Sept 25, 2001

My Commission Expires:
9-25-01

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 66,666.65, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me on this 9th day of July, 1999.

NOTARY PUBLIC

ROSE A. BYRGE NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENNESSEE

My Commission Expires:
9.25.01

My Commission Expires Sept 25, 2001

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Conveyance to a Government Entity- Exempt from Payment of Transfer Tax

PROPERTY ADDRESS:	5219 White Creek Pike Whites Creek, TN 37189
MAIL TAX NOTICE TO:	Intown Management 5950 Live Oak Parkway, Suite 300 Norcross, GA 30093
PREPARED BY:	WYATT, TARRANT & COMBS 6075 Poplar Avenue, Suite 650 Memphis, Tennessee 38119

Tax Parcel ID #022-00-0-085.00