PICK-UP

Instr:20000525005236O Page: 1 OF 3
REC'D FOR REC 05/25/2000 12:06:17PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $186.09

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on April 6, 1988, Lawanda L. Bonds, an unmarried person, executed to R. Conner McAllister, Trustee, a certain deed of trust conveying to him as Trustee, certain property hereinafter fully set forth and described, which deed of trust is of record in Book 7514, Page 329 and re-recorded in Book 7520, Page 459 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record No. 200003130025343 of said Register's Office, the original trustee was replaced by E. Franklin Childress, Jr. Clifford D. Pierce, Jr. 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, Tennessee Housing Development Agency, as the owner 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 newspaper published in Nashville, Tennessee, the first insertion appearing on April 6, 2000, and subsequent insertions appearing on April 13, 2000, and April 20, 2000, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, at twelve o'clock, noon on Thursday, May 11, 2000, 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 The J & J Group, L.L.C., at and for the sum of $50,294.34, which is the highest and best bid in connection therewith;

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 The J & J Group, L.L.C., the following real estate situated and located Davidson County, Tennessee, to-wit:

Land in Davidson County being the southerly 10 feet of Lot "B" and the northerly 40 feet of Lot "C" on the map showing Subdivision of part of the M. V. McAlister Home Place on 12th Avenue South, recorded in Book 843, Page 15, Registers's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

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

IN WITNESS WHEREOF, Clifford D. Pierce, Jr., as Substitute Trustee has hereunto set his hand this the 11th day of May, 2000.

CLIFFORD D. PIERCE, JR.
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of May, 2000, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Clifford D. Pierce, Jr., 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

My Commission Expires:

12-30-2002

SANDRA S. LEE MY COMMISSION NOTARY PUBLIC AT LARGE EXPIRES DEC 30, 2002 SHELBY COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Rutherford

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 $50,294.34, 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 25 day of May, 2000.

NOTARY PUBLIC



My Commission Expires:

2-19-03

PROPERTY ADDRESS: 2112 12th Avenue S.
Nashville, TN 37203

MAIL TAX NOTICE TO: The J & J Group, LLC
1784 W. Northfield BLvd. #292
Murfreesboro, TN 37129

PREPARED BY : Wyatt, Tarrant & Combs
6800 Poplar Avenue, Suite 200
Memphis, Tennessee 38119

Tax Parcel ID: 105-13-0-182.00