Tennessee

Instr:200005310053892 Page: 1 OF 2
REC'D FOR REC 05/31/2000 11:10:46AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $93.98

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 16, 1984, and recorded in Book 6430, Page 97 in the Register's Office of Davidson County, Tennessee, Phillip Nickens and wife, Suzette Nickens, conveyed to Michael L. Padalino, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 11042, Page 297 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on May 16, 2000, at the Main (South) Door of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Mike Bird, being the highest and best bidder, became the purchaser of said property at and for the sum of Twenty Five Thousand Four Hundred Seventy Nine and 00/100 Dollars; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of his bid.

NOW, THEREFORE, in consideration of the premises and the payment by Mike Bird of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Mike Bird, his heirs and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 72 on the map of N.G. McNabb's Subdivision of record in Book 1130 Page 64, Register's Office for said county. Said lot fronts 65 feet on the west side of Louise Drive and runs back between lines 184.58 feet on the north line and 183.3 feet on the south line to a dead line on which it measures 65 feet.

Phillip Nickens and Suzette Nickens obtained title to the above referenced real estate by Deed of record in Book 6430, Page 94, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Mike Bird, his heirs and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on May 16, 2000 hereunto set his hand and seal.

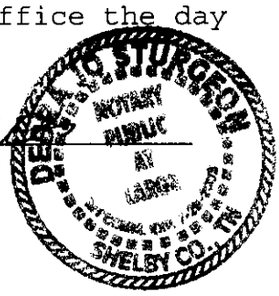
ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On May 16, 2000 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

NOTARY PUBLIC



My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
3019 Louise Drive,
Nashville, TN 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Mike Bird
2803 St.Johns Dr.
Murfreesboro, TN 37129

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103
(901) 526-8296

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,400.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF May 2000.

Deputy Register