This Instrument Prepared By:

Samuel K. Crocker
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611 Commerce Street
Nashville, TN 37203

Instr:200006160060312 Page: 1 OF 2
REC'D FOR REC 06/16/2000 1:54:50PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $18.50

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Bankruptcy Trustee for Joel Eldridge & Marina Mills 2123 Belcourt Ave Nashville, TN 37212	Same	136-16-0 05.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated April 14, 1998, executed by Lynda Wagner to David Phillips, Trustee, and of record in Book 10888, Page 515, Register's Office for Davidson County, Tennessee, the said Lynda Wagner conveyed to the said Trustee the there within-described real property to secure the payment of the indebtedness described therein to Mariea C. Sturgis;

WHEREAS, Samuel K. Crocker was appointed Substitute Trustee in said Deed of Trust by Instrument No. 200004070035163, of record in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said indebtedness and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand upon me, Samuel K. Crocker, Substitute Trustee, to exercise the power of sale contained in said Deed of Trust; and

WHEREAS, I caused said property to be advertised in the Nashville Record, a newspaper published in Davidson County, Tennessee, once each week for three consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 12:00 Noon, on Thursday, June 15, 2000, at the front door of the Davidson County Courthouse in Nashville, Tennessee, for cash; and

WHEREAS, the highest, last and best bid received was in the amount of $5000.00, cash, said offer and bid having been made by Eva M. Lemch, Trustee;

NOW, THEREFORE, in consideration of said sum, I, Samuel K. Crocker, Substitute Trustee, have bargained and sold and by these presents do transfer and convey to the said Eva M. Lemch, Trustee, his successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

> Lot 77A on the plan of Zone Lot Division, Lots 74 through 77 Chelsea of Priest Lake, Section One-A as of record in Book 5200, Page 696, as amended in Book 6250, Page 36, Register's Office for Davidson County, Tennessee, to which plats reference is hereby made for a more particular description.
>
> Being the same property conveyed to Lynda Wagner by deed of record in Book 10888, Page 513, Register's Office of Davidson County, Tennessee.

This is improved property known as 3702 Folkstone Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD, said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Era M. Lenoch Trustee, his Hers successors, heirs and assigns, forever.

This conveyance is made by me as Substitute Trustee of all my right, title and interest in the property as described in the within above-referenced Deeds of Trust, without warranty of any kind, and no further or otherwise.

WITNESS my hand this 15th day of June, 2000.

Samuel K. Crocker, Substitute Trustee

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel K. Crocker, Substitute Trustee, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of June, 2000.

Gail D. Burch
Notary Public
My Commission Expires: 1/26/2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5000.00.

Affiant

Subscribed and sworn to before me this 15th day of June, 2000.

Carol McCall
Notary Public
My Commission Expires: Nov. 24, 2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY