This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

Instr:20000710006B305 Page: 1 OF 5
REC'D FOR REC 07/10/2000 3:36:16PM
RECORD FEE: $23.00
M. TAX: $0.00 T. TAX: $275.28

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) as follows: **JAMES BRYAN LEWIS**, 217 Second Avenue, North, Nashville TN 37201

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map No. **57**, Parcel No. **26**, Field Book No. **13D-50560**, Parcel No. **25**, Field Book No. **13D-50575.**

WHEREAS, Volunteer Investments, Inc., a Tennessee corporation, executed a Deed of Trust to Mary Frances Rudy, Trustee, to secure the payment of one (1) Note payable in the original principal amount of $74,400.00 to the order of James Bryan Lewis as provided therein and being more particularly described in the Deed of Trust shown of record in Book **10762**, page **688**, Register's Office for Davidson County, Tennessee, to which reference is hereby made; and

WHEREAS, the undersigned, John R. Reynolds, was appointed Substitute Trustee by the holder of said Note by instrument recorded in Book **11264**, page **995**, said Register's Office; and

WHEREAS, Volunteer Investments, Inc., a Tennessee corporation, defaulted in the payment of said Note and the performance of the covenants and agreements in said Deed of Trust by reason of which the entire balanace owing thereunder was declared due and payable; and

WHEREAS, by virtue of the power of sale and authority vested in the undersigned as Substitute Trustee under the Deed of Trust and at the request of the holder of said Note secured thereby and for the purpose of effecting payment and satisfaction of the Note, I, **JOHN R. REYNOLDS,** as Substitute Trustee, did on 11 March 1999, at 12:00 o'clock Noon, pursuant to an advertisement published in the weekly editions of the **NASHVILLE RECORD** on 11 February, 18 February and 25 February 1999, offer for sale, and sell at public outcry to the highest and best bidder for cash, in bar of all equities of redemption, statutory redemption, dower and homestead, to **JAMES BRYAN LEWIS**, the highest and best bidder at the time for

the sum of **SEVENTY FOUR THOUSAND FOUR HUNDRED ($74,400.00) DOLLARS**, that certain real property located at and known as **5318 Old Hickory Boulevard, Nashville, Davidson County, Tennessee 37218**, and being more particularly described on **EXHIBIT A** attached hereto and made a part hereof; and

WHEREAS, the proceeds of such sale have been applied in payment of the advertising charge of the **NASHVILLE RECORD**, attorney's fees and all other costs of sale; and the balance thereof has been applied as a payment or credit on the Note secured thereby;

NOW, THEREFORE, I, **JOHN R. REYNOLDS, SUBSTITUTE TRUSTEE**, exercising the power, duty and authority vested in and imposed upon me in that certain Deed of Trust recorded in Book 10762, page 688, said Register's Office, and in bar of the equity and statutory rights of redemption, homestead, dower and all other exemptions which are expressly waived in the Deed of Trust, do hereby sell, transfer and convey unto **JAMES BRYAN LEWIS,** Grantee, that certain real property located at and known as **5318 Old Hickory Boulevard, Nashville, Davidson County, Tennessee 37218**, and being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

The sale was advertised and made as Substitute Trustee only without covenants or warranties of title, express or implied, and subject to all matters shown on the applicable recorded plat, any unpaid taxes, any restrictive covenants, easements or setback lines that may be applicable, any statutory rights of redemption of any government agency, state or federal, any prior liens or encumbrances as well as any priority created by fixtures filing(s), and any matter that an accurate survey of the premises might disclose and subject to, but not limit to, any party who may claim an interest in the above-referenced real property.

The undersigned, as Substitute Trustee but not otherwise, also hereby assigns and sets over unto **JAMES BRYAN LEWIS**, Grantee, all the covenants and warranties contained in the Deed of Trust and any prior deeds referred to in said Deed of Trust.

IN WITNESS WHEREOF, I, **JOHN R. REYNOLDS, SUBSTITUTE TRUSTEE,** have executed this Substitute Trustee's Deed on the 12th day of March 1999.

J. R. Reynolds, Substitute Trustee
JOHN R. REYNOLDS, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, **JOHN R. REYNOLDS**, with whom I am personally acquainted, and who acknowledged that he executed this Substitute Trustee's Deed as Substitute Trustee only for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of March 1999.

Ann Williams Notary Public

My commission expires 24 March 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $**74,400.00**.

John Bryan Jones Affiant

Subscribed and sworn to before me this 30th day of June ~~1999~~ 2000.

Patricia L. Mullen Notary Public

My commission expires 10/21/03

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

RL.EST.X.LEWIS.STD

EXHIBIT A

Land in Davidson County, Tennessee, being a portion of property conveyed in Deed Book 9263, page 808, and shown as a portion of Parcel 26 on Tax Map No. 57, and being more particularly described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated 02 November 1997, as follows, to wit:

TRACT 1: BEGINNING at an iron pin found in the easterly margin, 25 feet from the center line of Old Hickory Boulevard, a corner to Kevin E. Adams (Book 9661, page 077), and being the most northwest corner of this tract; thence, South 59 degrees 41 minutes 41 seconds East passing an iron pin found at 162.00 feet and in all a total distance of 179.40 feet to a point in the center of a creek, corner to Adams; thence, North 50 degrees 14 minutes 31 seconds East for a distance of 107.39 feet to a point in the center of a creek, a corner to said Adams and corner to James E. Gann (Book 4463, page 997); thence, leaving said creek, South 87 degrees 55 minutes 04 seconds passing an iron pin found at 63.87 feet and in all a total distance of 702.00 feet to an iron pin found, corner to said Gann and in the line of Dwight A. Lang (Book 9688, page 410); thence South 07 degrees 43 minutes 21 seconds West for a distance of 258.88 feet to an iron pin set in the line of said Lang, a corner to Tract 2 of this survey; thence North 87 degrees 04 minutes 14 seconds West for a distance of 1051.76 feet to an iron pin set in the margin of said Old Hickory Boulevard; thence with said Boulevard, North 30 degrees 18 minutes 19 seconds East for a distance of 289.73 feet to the beginning.

TRACT 2: BEGINNING at an iron pin found, a corner to Dwight A. Lang (Book 9688, page 410), a corner to Tract 3 of this survey, and being the most southeast corner of this tract; thence North 85 degrees 21 minutes 01 second West for a distance of 1174.58 feet to an iron pin set in the easterly margin, 25 feet from the center line of Old Hickory Boulevard; thence North 30 degrees 18 minutes 19 seconds East for a distance of 325.00 feet to an iron pin set in the margin of said Boulevard, a corner to Tract 1; thence, leaving said Boulevard, South 87 degrees 04 minutes 14 seconds East for a distance of 1051.76 feet to an iron pin set in the line of said Lang; thence South 07 degrees 43 minutes 21 seconds West a distance of 325.00 feet to the point of beginning.

TRACT 3: BEGINNING at an iron pin found in a corner to Dwight A. Lang (Book 9688, page 410), a corner to Tract 2 of this survey, and being the most northeast corner of this tract; thence South 26 degrees 03 minutes 35 seconds West for a distance of 349.93 feet to an iron pin found, corner to Lang; thence, South 66 degrees 03 minutes 53 seconds West a distance of 230.24 feet to an iron pin set in the line of said Lang; thence, North 78 degrees 29 minutes 15 seconds West a distance of 1001.85 feet to an iron pin set in the easterly margin, 25 feet from the center line of Old Hickory Boulevard; thence North 29 degrees 41 minutes 12 seconds East for a distance of 157.47 feet to a point in the margin of said Boulevard; thence North 30 degrees 18 minutes 19 seconds East for a distance of 192.54 feet to an iron pin set in the margin of said Boulevard; thence, leaving said Boulevard, South 85 degrees 21 minutes 01 second East for a distance of 1174.58 feet to the beginning.

Being the same property conveyed to Volunteer Investments, Inc., by Warranty Deed from James Bryan Lewis, unmarried, as shown of record in Book **10762**, page **684**, Register's Office for Davidson County, Tennessee.

This is **improved** property known as **5318 Old Hickory Boulevard, Nashville, Davidson County, Tennessee** 37218.