THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Instr:200007140069731 Page: 1 OF 2
REC'D FOR REC 07/14/2000 10:24:07AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $107.90

PICK-UP

Substitute Trustee's Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Joe Seigenthaler, et ux 1711 Williamson Road Goodlettsville, TN 37072	Same as New Owner	Map 94-1 Parcel 288 Field Book 23W 12411

WHEREAS, by Deed of Trust dated March 8, 1999, and filed for record in Book 11403, page 541, Register's Office for Davidson County, Tennessee, LARRY MELTON and PATSY MELTON, conveyed to William D. Castleman, Trustee, certain real property in Davidson County, Tennessee, as therein described and as described below to secure to JOE SEIGENTHALER and wife, CHARLENE COBB SEIGENTHALER, the payment of one note dated March 8, 1999 in the original principal amount of $26,900.00, with interest thereon at the rate of 12% per annum, payable in monthly installments of $322.85, beginning April 1, 1999; and,

WHEREAS, Homer R. Ayers was appointed Substitute Trustee under the said Deed of Trust hereinabove described by Instrument No. 200005150048358 in the Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made under the terms and provisions of the said Deed of Trust and note, and notice was properly given to the said LARRY MELTON and wife, PATSY MELTON, and they having failed to abide by the terms and provisions of the said Deed of Trust; and,

WHEREAS, I, Homer R. Ayers, Substitute Trustee, at the request of the holder of the said indebtedness and under and by virtue of the powers vested in me under the Deed of Trust and instruments hereinabove referred to and described, advertised the said real estate as required by law by the terms of the said Deed of Trust and instruments by giving twenty-one (21) days' notice by three (3) successive publications, namely June 1, 2000, June 8, 2000 and June 15, 2000, in *The Nashville Record*, a newspaper published at Nashville, Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, statutory right of redemption, dower and marital rights, and homestead as provided in the said Deed of Trust. Pursuant to said advertisement, on the 6 th day of July, 2000, at 11:00 A.M. at the south door of the Metropolitan-Davidson County Courthouse in Nashville, Tennessee, I, Homer R. Ayers, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove equities as provided in said Deed of Trust, subject to all restrictions, restrictive covenants, easements, setback lines, unpaid real estate taxes, and any and all prior mortgages and liens of record, at which time JOE SEIGENTHALER and wife, CHARLENE COBB SEIGENTHALER, submitted the highest and best bid in the amount of Twenty-Nine Thousand One Hundred Sixty-one and 36/100 Dollars ($29,161.36).

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, I, Homer R. Ayers, Substitute Trustee, do hereby sell, transfer and convey to JOE SEIGENTHALER and wife, CHARLENE COBB SEIGENTHALER, the said BUYERS, their heirs and assigns, in fee simple and in bar of all of the equities hereinabove mentioned, the following described real estate, to-wit:

BEING Lot No. 116 on the Map of Shelby Village No. Two as of record in Book 1835, page 48, Register's Office for Davidson County, Tennessee.

Said Lot No. 116 is described as beginning at a point in the northerly margin of Sevier Court, the common corner of Lots 116 and 117; thence with the line between said lots, northwardly 77.4 feet to the common corner of Lots 116 and 115; thence with the line between said lots, westwardly 75 feet to the easterly margin of Village Court; thence the margin of said Court, southwardly 73 feet to a concrete monument at the beginning of a curve; thence around said curve, southeastwardly 41.1 feet to the point in the northerly margin of Sevier Court; thence with the margin of the same, eastwardly 69.4 feet to the beginning.

BEING the same property conveyed to Larry Melton and wife, Patsy Melton, by deed of record in Book 11403, page 538, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 609 Village Court, Nashville, TN 37206.

; and,

I, Homer R. Ayers, Substitute Trustee, convey to JOE SEIGENTHALER and wife, CHARLENE COBB SEIGENTHALER all of the rights conveyed to me as said Substitute Trustee in the said Deed of Trust and instruments, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all of my actions in the premises being solely as Substitute Trustee and not otherwise under the powers vested in me under said Deed of Trust hereinabove referred to and not as an individual.

The Internal Revenue Service has issued a Notice of Nonattachment, as to the real property described above, by Instrument filed for record as Instrument No. 200007030066200, Register's Office for Davidson County, Tennessee.

THIS the 6th day of July, 2000.

HOMER R. AYERS, Substitute Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOMER R. AYERS, the Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 6 th day of July, 2000.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Explers July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $29,161.36.

Affiant

Sworn to and subscribed before me, this the 6 th day of July, 2000.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Explers July 30, 2001