Instr:200007310075084 Page: 1 OF 3
REC'D FOR REC 07/31/2000 9:48:50AM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on October 11, 1995, Benita Y. Gardner, an unmarried person, executed to Leader Enterprises, Inc., Trustee, a certain deed of trust conveying to them as Trustee, certain property hereinafter fully set forth and described, which deed of trust is of record in Book 9834, Page 41 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, as recorded under Instrument No. 200001030000024, the above named 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, by assignment, 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 daily newspaper published in Nashville, Tennessee, the first insertion appearing on January 27, 2000, and subsequent insertions appearing on February 3, 2000, and February 10, 2000, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, at twelve o'clock noon, Friday, February 25, 2000, being the time and at the south door of the Courthouse, 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 Tennessee Housing Development Agency, at and for the sum of $49,138.66 which is the highest and best bid in connection therewith;

WHEREAS, Tennessee Housing Development Agency, directed and instructed the undersigned to transfer, convey and assign the real estate described in the Deed of Trust to the Department of Housing and Urban Development and to deliver the deed of reconveyance to said Department;

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 Department of Housing and Urban Development, the following real estate situated and located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 130, on the plan of The Benedict Land Company's Subdivision, of the Lindsley Tract, as shown on plat of record in Plat Book 332, Page 40, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular 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 25th day of February, 2000.

CLIFFORD D. PIERCE, JR.
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 25th day of February, 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.

Sandra S. Lee
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 SHELBY

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 $49,138.66, 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 25th day of February, 2000.

NOTARY PUBLIC

My Commission Expires:

12-30-2002

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

PROPERTY ADDRESS: 1211 Stockell Street
Nashville, TN 37207

MAIL TAX NOTICE TO: Golden Feather Realty Services, Inc.
180 N. Lasalle, Suite 1900
Chicago, IL 60601

PREPARED BY AND RETURN TO: WYATT, TARRANT & COMBS
Atrium I
6800 Poplar Avenue, Suite 200
Memphis, Tennessee 38138

Tax Parcel Id#071-15-0-368.00