FILE NO.: 035.998553TN\alk
LOAN NO.: 138244\CONV

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Joel A. Freedman, Attorney
Morris, Schneider & Prior, L.L.C.
3300 N.E. Expressway, Suite 8B
Atlanta, GA 30341

Davidson County DEEDTRS
Recvd: 09/22/00 11:31 2pgs
Fees:11.00 Taxes:455.32

20000922-0094216

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 1, 1998, and recorded in the Register's Office of Davidson County, Tennessee, at Book No. 11016, Page 441, ("Deed of Trust"), William E. McGee Sr. conveyed to C. Thomas Cates, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Chase Bank of Texas N.A., f/k/a Texas Commerce Bank N.A.; and

WHEREAS, **Chase Bank of Texas N.A., f/k/a Texas Commerce Bank N.A.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 20000160026836**, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on August 3, August 10, and August 17, 20000, in THE NASHVILLE RECORD, by which advertisement the sale was held on August 24, 2000, at the Main South entrance in Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Rick Piliponis, Esq., the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Chase Bank of Texas N.A., f/k/a Texas Commerce Bank N.A.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 123,060.32; and

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by Chase Bank of Texas N.A., f/k/a Texas Commerce Bank N.A. as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Clifton E. Darnell**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **Chase Bank of Texas N.A., f/k/a Texas Commerce Bank N.A.,** its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Beginning on the northerly margin of Campbell Road at the southeast corner of the property conveyed to Lula Toungette GAmbill, by deed from Castleman Construction Company, a Tennessee Corporation of record in Book 3130, Page 307, Register's Office for Davidson County, Tennessee; thence with said Gambill's Eastern boundary line North 16" 30' East 423.9 feet to a point in the South line of Primrose Acres Subdivision; and being in the South margin of an unnamed lane approximately 25 feet wide; thence with said land South 86" 38' East 1.8 feet to C. A. Sloan's Northwest corner; thence with Sloan's Western boundary line South 1" 34' West 436.2 feet to the northerly margin of Campbell Road; thence with the same North 73" 30' West 114.8 feet to the beginning.

The last recorded Warranty Deed was filed of record at Book 10625, Page 237, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **Chase Bank of Texas N.A., f/k/a Texas Commerce Bank N.A.,** its successors and assigns forever, to whom the said, **Clifton E. Darnell**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, **Clifton E. Darnell**, Substitute Trustee, has hereunto set his hand, this 24th day of August, 2000.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 24th day of August, 2000, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Clifton E. Darnell**, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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

Notary Public

My Commission Expires: 4-12-03

TRACY L. SHARP NOTARY PUBLIC AT LARGE SHELBY CO., TN

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STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 123,060.32, 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 24th DAY OF AUGUST 2000.

Notary Public

My Commission Expires: 4-12-03

TRACY L. SHARP NOTARY PUBLIC AT LARGE SHELBY CO., TN

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MSP No.: 035.998553TN (McGee)
Lender Loan No.: 138244
Property Address: 622 Campbell Road, Madison, TN 37115
Tax Parcel ID No.: 42-03; 62.00

Mail Tax Notices To and Property Owner:
Meritech Mortgage Services, Inc.
4708 Mercantile Drive North
Fort Worth, TX 76137