SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on September 7, 1984, Richard R. Rice and wife, Mi Hyea Rice, executed to Leader Enterprises, Inc., Trustee, a certain deed of trust conveying to it as Trustee, certain property hereinafter fully set forth and described, which deed of trust is of record in the Office of the Register of Davidson County, Tennessee, in Book 6381, Page 652 and rerecorded in Book 6398, Page 793 (the "Deed of Trust"); and

WHEREAS, the property was transferred by Quit Claim Deed to Mi Hyea Rice as recorded in Book 7785, Page 277 in the Office of said Register; and

WHEREAS, by instrument of record under Instrument No. 200008250083987 of said Register's Office, the original trustee was replaced by E. Franklin Childress, Jr., Clifford D. Pierce, Jr.,and S. Jonathan Garrett, 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, Union Planters Bank, National Association, as successor in interest by merger with Leader Federal Bank For Savings, as the owner 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 weekly newspaper published in Nashville, Tennessee, the first insertion appearing on September 14, 2000, and subsequent insertions appearing on September 21, 2000, and September 28, 2000, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, at twelve o'clock noon on Friday, October 6, 2000, being the time and at the north door of the Court House, 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 Andrew W. Regg, Jr. and Andrew W. Regg, IV, at and for the sum of $70,000.00, which is the highest and best bid in connection therewith;

PICK-UP

Davidson County DEEDTRS
Recvd: 10/18/00 08:13 3pgs
Fees:15.00 Taxes:259.00
20001018-0103131

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 Andrew W. Regg, Jr. and Andrew W. Regg, IV, the following real estate situated and located in Davidson County,

Tennessee, to-wit:

> Land in Davidson, Tennessee, being Lot 9 on the Plan of Heritage Village, Section 3, of record in Plat Book 5800, Page 214, said Register's Office , to which reference is hereby made for a more complete and accurate legal 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 6th day of October 2000.

CLIFFORD D. PIERCE, JR.
SUBSTITUTE TRUSTEE

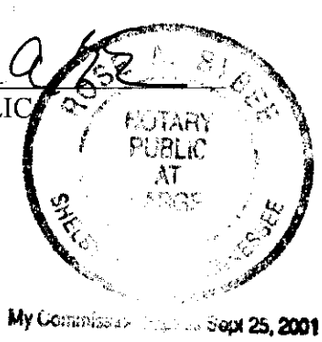
STATE OF TENNESSEE
COUNTY OF SHELBY

On this 6th day of October 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.

NOTARY PUBLIC

My Commission Expires: 9-25-01



My Commission Expires Sept 25, 2001

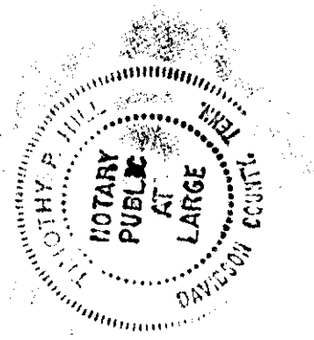
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $70,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Andrew W. Regg IV
AFFIANT

Subscribed and sworn to before me on this 18th day of October 2000.

Timothy P. Hill
NOTARY PUBLIC



My Commission Expires:

11-29-03

****

PROPERTY ADDRESS: 741 Heritage Drive
Madison, TN 37115

OWNER: Andrew W. Regg, Jr. and Andrew W. Regg, IV

MAIL TAX NOTICE TO: 119 Doral Lane
Hendersonville, TN 37075

PREPARED BY: WYATT, TARRANT & COMBS
P.O. Box 775000
Memphis, Tennessee 38177-5000

Tax Parcel ID: 042-08-0-034.00