Davidson County DEEDTRS
Recvd: 10/27/00 14:58 3pgs
Fees:14.00 Taxes:0.00
20001027-0106769

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on August 28, 1998, John M. Costonis and wife, Lori A. Costonis, executed to Emmett James House and Bill R. McLaughlin, 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 11095, Page 666 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument No. 200003130025340 in said Register's Office, the original 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, Union Planters Bank, National Association, 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 weekly newspaper published in Davidson, Tennessee, the first insertion appearing on May 18, 2000, and subsequent insertions appearing on May 25, 2000, and June 1, 2000, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, at twelve o'clock (noon.) on Friday, June 9, 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 Union Planters Bank, National Association, at and for the sum of $88,262.63, which is the highest and best bid in connection therewith;

WHEREAS, Union Planters Bank, National Association, 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. 76, Section 12, on the Plan of Hermitage Hills Subdivision of record in Plat Book 4675, Page 113, as revised in Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

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 9th day of June 2000.

CLIFFORD D. PIERCE, JR.
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 9th day of June 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

ROSE A. BYBEE
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TENN.

My Commission Expires:
9-25-01

My Commission Expires Sept 25, 2001

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 $88,262.63, 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 9th day of June 2000.

NOTARY PUBLIC

ROSE A. BYRD NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENNESSEE

My Commission Expires Sept 25, 2001

My Commission Expires:

9-25-01

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Conveyance to a Government Entity- Exempt from Payment of Transfer Tax

PROPERTY ADDRESS: 901 Oakvale Drive
Hermitage, Tennessee 37076

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 LLP
P.O. Box 775000
Memphis, Tennessee 38177-5000

Tax Parcel Id: 075-01-0-039.00