FILE NO.: 035.998541TN\adt
LOAN NO.: 11012078\CONV

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

Davidson County DEEDTRS
Recvd: 11/10/00 09:33 2pgs
Fees:10.38 Taxes:167.43
20001110-0111822

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 18, 1998, and recorded in the Register's Office of Davidson County, Tennessee, at Book 10968, Page 521, ("Deed of Trust"), Danny L. Talley and Sylvia G. Talley conveyed to Transcontinental Title, 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.; as Custodian; and

WHEREAS, **The Chase Manhattan Bank successor by merger to Chase Bank of Texas N.A., F/K/A Texas Commerce Bank N.A.; as Custodian,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200010260106119**, 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 October 12, 19, 26, 2000, in THE NASHVILLE RECORD, by which advertisement the sale was held on November 2, 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 **The Chase Manhattan Bank successor by merger to Chase Bank of Texas N.A., F/K/A Texas Commerce Bank N.A.; as Custodian**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 45,251.56; 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 Custodian 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 **The Chase Manhattan Bank successor by merger to Chase Bank of Texas N.A., F/K/A Texas Commerce Bank N.A.; as Custodian,** its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being Lot No. 27 on the map of Virginia Manor, in the 11th Civil District of said county, as of Record Book 1835, Page 22, Register's Office for said county, and described as follows:

BEGINNING at a point in the northerly margin of Moran Drive, the common corner of Lots 27 and 28; thence with the line between said lots, Northwesterly, 160 feet to the line of Lot 26; thence with the line between Lots 26 and 27, Northeasterly 80 feet to the Westerly margin of Warden Drive; thence with the margin of said Drive, southeasterly 140 feet to the beginning of a curve; thence with said curve, southerly 31.42 feet to the margin of Moran Drive; thence with the margin of the same, southwesterly 60 feet to the beginning.

Being the same property conveyed to Danny L. Talley and wife, Sylvia G. Talley, by Deed recorded in Book 8610, Page 238, 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 **The Chase Manhattan Bank successor by merger to Chase Bank of Texas N.A., F/K/A Texas Commerce Bank N.A.; as Custodian,** 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 2nd day of November, 2000.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 2nd day of November, 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

TRACY L. SHARP NOTARY PUBLIC AT LARGE MY COMM. EXP. 4-12-2003 SHELBY CO., TN

My Commission Expires: 4-12-03

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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 $ 45,251.56, 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 2ND DAY OF NOVEMBER 2000.

Notary Public

TRACY L. SHARP NOTARY PUBLIC AT LARGE MY COMM. EXP. 4-12-2003 SHELBY CO., TN

My Commission Expires: 4-12-03

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MSP No.: 035.998541TN (Talley)
Lender Loan No.: 11012078
Property Address: 942 Strouse Avenue, Nashville, TN 37216
Tax Parcel ID No.: 72-13; 219.00

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