FILE NO.: 348.006876TN\sak
LOAN NO.: 13785902\CONV

PICK-UP

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: 11/13/00 10:53 2pgs
Fees:11.00 Taxes:293.23

20001113-0112308

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 19, 2000, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument 200008070078280, ("Deed of Trust"), Jason K. Hall and Sandra R. Hall conveyed to National Lending Center Tilt, Inc., 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 Banc One, N.A.; and

WHEREAS, **Banc One, N.A.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument **200010120101462,** 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 10-5-00,10-12-00,10-19-00, in THE NASHVILLE RECORD, by which advertisement the sale was held on October 26, 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 **Triad Properties** being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 79,250.00**; and

WHEREAS, **Triad Properties** has/have 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 **Triad Properties** 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 **Triad Properties** his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being Lot No. 345 on the Plan of Peppertree Forest, Section Four of record in Plat Book 7900, Page 426, Register's Office for said County, to which reference is made for a more complete description.

The last recorded Warranty Deed was filed of record at Instrument 2000012700087, 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 forever, to **Triad Properties** his/her/their successors and assigns, 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 26th day of October, 2000.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 26th day of October, 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 COMM. EXP. 4-12-2003 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 $ 79,250.00, 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 26th DAY OF OCTOBER 2000.

Notary Public

My Commission Expires: 4-12-03

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

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MSP No.: 348.006876TN (Hall)
Lender Loan No.: 13785902
Property Address: 4460 Stoneview Drive aka 700 Pepperwood Court, Antioch, TN 37013
Tax Parcel ID No.: 165-13-0-A ; 68.00

Mail Tax Notices To and Property Owner:
Triad Properties
2197 King Wood Lane
Rockvale, TN 37153