Name and Address of New Owner:

Claudette M. Boivin, %Risco, Inc.
73 White Bridge Road, #103
Nashville, TN 37205

PICK-UP

Davidson County DEEDTRS
Recvd: 11/16/00 12:30 3pgs
Fees:15.00 Taxes:344.10
20001116-0113635

This instrument prepared by:
Jimmy A. Duncan
Attorney at Law
4904 Charlotte Avenue
Nashville, TN 37209

STATE OF THENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or
Value, whichever is greater
for this transfer is $93,000.00

Affiant

Subscribed and sworn to before
me this the 22nd day of
June, 2000.

Notary Public

My commission expires:
10-25-2000

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 7, 1998, of record in Book 11059, Page 697, Register's Office for Davidson County, Tennessee, conveyed to Harold Reeves Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the " Note") described in the Deed of Trust, which Note was payable to Claudette M. Boivin, %Risco, Inc., 73 White Bridge Road, #103, Nashville, TN 37205; and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in document No. 200003100024709, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record on March 23, 2000, March 30, 2000 and April 6, 2000; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County, Tennessee, Courthouse in Nashville, Tennessee at 10:30 A.M., on April 19, 2000, and Claudette M. Boivin, %Risco, Inc. (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Ninety Three Thousand and no/100 ($93,000.00) Dollars.

NOW , THEREFORE, Jimmy A. Duncan, in his capacity as Substitute Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged hereby transfers and conveys to the Grantee her successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 36 on the Map of Lindsleys Subdivision of the Chadwell, of record in Plan Book 2, Page 24, Chancery Court for Davidson County, Tennessee, described as follows:

SAID Lot No. 36 fronts 50 feet on the northerly side of Russell Street and runs back between parallel lines 150 feet to and alley.

Being the same property conveyed to Contract Specialties, Group, L. L. C. of record in Book 11059, Page 694, Register's Office for Davidson County, Tennessee ; and further conveyed by Deed of Trust to Harold Reeves, Trustee, of record in Book 11059, Page 697, Register's Office for Said County; the said Harold Reeves, Trustee, having been replaced by Jimmy A. Duncan, Substitute Trustee, by instrument of record in instrument No. 200003100024709, Register's Office for said County.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust. In as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same. Jimmy A. Duncan, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, her successors, and assigns, against t he lawful claims of the person claiming by, through or under him , but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 22nd day o June, 2000.

Jimmy A. Duncan

Jimmy A. Duncan, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned authority, a Notary Public in and for said County and State, the within named JIMMY A. DUNCAN, SUBSTITUTE TRUSTEE, the bargainor, with whom I am personally acquainted (or proved to me in the basi s of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22nd day of June, 2000.

My commission expires:

10/25/2003

Lee A. Cohen
Notary Public

