Davidson County DEEDTRS
Recvd: 02/12/01 12:37 2pgs
Fees:11.00 Taxes:74.74
20010212-0013390

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	PREPARED BY:
Desh R. Duseja etux, Lata	Same	Lowe & Baron Atty.
201 Spring Ridge Court		405 A Two Mile Pike
Nashville, Tn 37221		Goodlettsville, TN

SUBSTITUTE TRUSTEE'S DEED map 82.4 parcel 380

WHEREAS, by Deed of Trust dated July 15, 1998, of record in Book 11048, Page 618, Register's Office for Davidson County, Tennessee, executed by Larry Schulman, General Manager, payable to Desh R. Duseja and wife, Lata Duseja, and being the note described in Deed of Trust executed by Eckhardt Realty Corp., a Tennessee Corporation, Trustee for Desh Duseja Land Trust, to Belle Meade Title & Escrow Co., Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated January 4, 2001, Lowe & Baron Attorneys, P.C. was appointed Substitute Trustee to serve in the place and stead of Belle Meade Title & Escrow, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Instrument Number 20010104-0001248, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness described in said Deed of Trust was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Substitute Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in the Nashville Record a newspaper published in Davidson, Tennessee, said notice being first published on January 18, 2001, and thereafter on January 25, 2001, and February 1, 2001 which notice of sale advertised the sale of the property hereinafter described for February 8, 2001 at 1:00 P.M.; and

WHEREAS, on February 8, 2001 at 1:00 P.M., at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of all equities of redemption and all other rights and exemptions of every kind of the Grantors of said Deed of Trust, as provided therein, subject only to liens, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Substitute Trustee having received a bid of Twenty Thousand Two Hundred and 00/100 Dollars ($20,200.00), from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust having been received, the receipt of all of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and the sum bid and paid as herein provided, Lowe & Baron Attorneys, P.C., Substitute Trustee, does hereby bargain, sell, transfer and convey unto Desh R. Duseja and wife, Lata Duseja, their successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 and the westerly 17.5 feet of Lot No. 9 on the plan of James Burns' Subdivision, of record in Book 421, Page 40, Register's Office for said County.

Said Lot and part of said lot front together 67.5 feet on the northerly margin of Petway Avenue and extends back between parallel lines, along the easterly margin of McFerrin Avenue, 150 feet to an alley.

Being the same property conveyed to Eckhardt Realty Exchange Corporation, Trustee for the Desh Duseja Land Trust by Warrant Deed from Desh R. Duseja and wife, Lata Duseja of record in Deed Book 11048, Page 615, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

Lowe & Baron Attorneys, P.C., as Trustee, do hereby transfer, assign and set over unto said Desh R. Duseja and wife, Lata Duseja, their successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this 8 day of February, 2001.

LOWE & BARON ATTORNEYS, P.C.
Substitute Trustee

John H. Lowe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8 day of February, 2001, before me personally appeared John. H. Lowe, to me known, who, being by my duly sworn did say that he is a licensed shareholder of Lowe & Baron Attorneys, P.C. and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and said John H. Lowe acknowledged said instrument to be the free act and of said corporation.

Cynthia A. Bay
Notary Public

My Commission Expires: 11-24-04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer of value of the property (whichever is greater) is $20,200.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

John H. Lowe
Affiant

Sworn and subscribed before me this 8 day of February, 2001.

Cynthia A. Bay
Notary Public

My Commission Expires: 11-24-04