THIS INSTRUMENT PREPARED BY:
HOWARD M. SKIPWORTH
3353 UNION HILL ROAD, STE. A
POST OFFICE BOX 489
JOELTON, TN 37080

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 22nd day of December, 1998, William D. Castleman was named Trustee by Deed of Trust of even date, executed by Kim Grady, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure to Mary Sue Gifford the payment of one (1) note of even date in the original principal amount of $15,000.00, due and payable with terms and provisions as provided therein, said Deed of Trust being recorded in Book 11272, page 579, Register's Office for Davidson County, Tennessee; and

WHEREAS, on July 25, 2001, Howard M. Skipworth was named Substitute Trustee by Appointment of Substitute Trustee, of record in Instrument No. 20010727-0079991, Register's Office for Davidson County, Tennessee.

WHEREAS, default was made under the terms and provisions of said Deed of Trust and Note and notice was properly given to the Kim Grady, n/k/a Kim Alexander, and the said Kim Grady, n/k/a Kim Alexander having further failed to abide by the terms and provisions of the said Deed of Trust and Note; and

WHEREAS, I, Howard M. Skipworth, SUBSTITUTE TRUSTEE, at the request of the holder of said indebtedness and under and by virtue of the powers vested in me as Substitute Trustee under the said Deed of Trust and Appointment of Substitute Trustee and instruments hereinabove referred to and described, advertised the said real estate as required by law by the terms of said Deed of Trust and instruments, by giving Thirty (30) days notice by three (3) successive publications, namely August 2, 2001, August 9, 2001, and August 16, 2001, in the Nashville Record, a newspaper published in Davidson COounty, Tennessee, said sale to be for cash and in bar of the equities of redemption and dower and homestead as provided in said Deed of Trust. Pursuant to said advertisement, on September 3, 2001, at 12:00 p.m., I, as said Substitute Trustee, offered to sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash, and in bar of the hereinabove equities as provided in said Deed of Trust, at which time PHILIP LAMAR CHAPMAN AND WIFE, TARA KNEPPER CHAPMAN submitted the highest and best bid in the amount of TWENTY THREE THOUSAND SIX HUNDRED FIFTY ONE AND 27/100 ($23,651.27) DOLLARS.

NOW, THEREFORE, in consideration of the premises, I, HOWARD M. SKIPWORTH, SUBSTITUTE TRUSTEE, do hereby sell, transfer and convey unto PHILIP LAMAR CHAPMAN AND WIFE, TARA KNEPPER CHAPMAN, their successors, heirs and assigns, in fee simple, and in bar of all the equities hereinabove mentioned, certain real estate located in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference.

This is improved property known as 4784 Whites Creek Pike, Whites Creek, TN 37189.

I, HOWARD M. SKIPWORTH, SUBSTITUTE TRUSTEE, hereby convey to PHILIP LAMAR CHAPMAN AND WIFE, TARA KNEPPER CHAPMAN, their successors, heirs and assigns, all the rights conveyed to me as said SUBSTITUTE TRUSTEE, in said Deed of Trust and instruments; including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all of my actions in the premises being solely as Substitute Trustee and not otherwise, under the powers vested in me under said Deed of Trust and instruments hereinabove referred to and not as an individual.

Davidson County DEEDTRS
Recvd: 10/12/01 14:12 3pgs
Fees:18.00 Taxes:87.51
20011012-0111632

The herein conveyance is subject to any and all restrictions, all restrictive covenants, easements and setback lines, if any, recorded in said Register's Office applicable to said property and is subject to the year 2001 and all future real estate taxes and that certain prior deed of Trust to Mary Sue Gifford, in the original principal amount of $150,000.00, of record in Book 11272, page 576, Register's Office for Davidson County, Tennessee.

WITNESS my hand and seal on this the 14th day of September, 2001.

HOWARD M. SKIPWORTH,
SUBSTITUTE TRUSTEE

"MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $23,651.27"

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOWARD M. SKIPWORTH, SUBSTITUTE TRUSTEE, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Joelton, Tennessee, on this the 14th day of Sept, 2001.

notary public

My commission expires: 06-05-04

NAME AND ADDRESS OF NEW OWNER:

PHILIP LAMAR CHAPMAN AND WIFE, TARA KNEPPER CHAPMAN
4784 Whites Creek Pike
P.O. Box 147
Whites Creek, TN 37189

ADDRESS OF PROPERTY:

4784 Whites Creek Pike
Whites Creek, TN 37189

MAP AND PARCEL NO:

MAP 30, PARCEL 150

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION, IS $23,651.27, this 14th day of September, 2001.

Tara K. Chapman
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 14th DAY OF SEPTEMBER, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 06-05-04

EXHIBIT 'A'

Land in the 14th Civil District of Davidson County, Tennessee, according to a survey by G. Barry Greer, and more particularly described as follows:

TRACT NO. 6: Beginning at the westerly margin of Whites Creek Pike and 1,035.1 feet in a southerly direction from the northeast corner of Newlin Sanford property of record in Book 4536, page 141, and then leaving said margin of Whites Creek Pike south 48 degrees 17' W 1,165 feet to an iron pin, thence North 42 degrees 30' W 160 feet to an iron pin, thence north 47 degrees 50' E. 1,184.6 feet to the westerly margin of Whites Creek Pike, thence along said westerly margin south 36 degrees 30' E 190 feet to the point of beginning.

Being the same property conveyed to Kim Grady on 12-22-98, by Deed from Mary Sue Gifford and husband William C. Gifford, filed for record on 12-22-98 in Book 11272, page 573, Register's Office for Davidson County, Tennessee. Kim Grady subsequently quitclaimed all of her right, title and interest in and to the property to Kim Alexander, of record in Instrument No. 20010314-0024582, said Register's Office.