Davidson County DEEDTRS
Recvd: 01/24/02 17:03 2pgs
Fees:13.00 Taxes:425.13
20020124-0010370

This Instrument was prepared by:
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MEMPHIS, TN 38117
(901) 525-2427
8790447208)

SUBSTITUTE TRUSTEE'S DEED

On the 29th day of June, 2000, **WILLIAM T. GIVENS and wife, RENEE GIVENS** executed a Deed of Trust to Linda S. Harris as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee as Instrument No. **200007060066754** and Benjamin T. Wages of Shelby County, Tennessee was substituted in her place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee as **Instrument No. 20010913-0099805.**

The property is known as 405 Scott Avenue, Nashville, Tennessee 37206 and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in **The Nashville Record** newspaper, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on October 18, October 25, and November 1, 2001. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Friday, November 9, 2001 at 12:00 noon and at the place mentioned in the advertisement which was the South Lobby of the Davidson County Courthouse in Nashville, Tennessee. The said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to **EQUICREDIT CORPORATION OF AMERICA** for the sum of **$114,900.00**, which was the highest and best valid bid offered, and the purchaser, **EQUICREDIT CORPORATION OF AMERICA**, has complied with its bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, Benjamin T. Wages, Substitute Trustee, does hereby bargain, sells, and conveys unto the said **EQUICREDIT CORPORATION OF AMERICA**, the property above mentioned and now more fully described as follows:

Being parts of Lots Nos 1 and 2 on the unrecorded plan of a resubdivision of Lots Nos 16 and 17 on the original plan of Brownsville of record in Book 21, page 9, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point on the westerly margin of Scott Avenue 300.0 feet north of the northerly margin of Greenwood Avenue, being the northeast corner of the property covneyed by WB Sneed and wife to EH Civils Jr by deed recorded in Book 766, page 757, said Register's Office; thence with the northerly line of the Civils property, westwardly 155.0 feet to the easterly line of the HA Howe property; thence with said Howe's easterly line, northwardly 60.0 feet; thence eastwardly 155.0 feet to the westerly margin of Scott Avenue; thence with same, southwardly 60.0 feet to the beginning.

Being the property described by deed of record in Book 10701, Page 502, and as Instrument No. 200007060066753, in the Register's Office for Davidson County, TN.

Parcel No. 83-02-260.00

The said Benjamin T. Wages, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said Benjamin T. Wages, Substitute Trustee, has hereunto set his hand this 9th day of November, 2001.

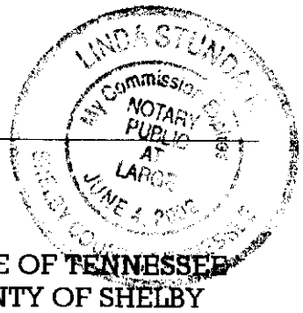
Benjamin T. Wages

BENJAMIN T. WAGES, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 9th day of November, 2001, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared Benjamin T. Wages, 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 at office the day and year above written.



NOTARY PUBLIC

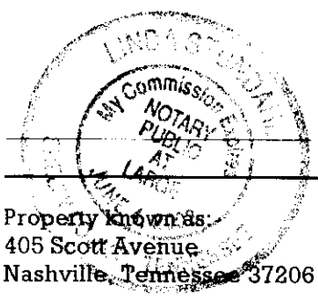
AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is, **$114,900.00**, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me this 9th day of November, 2001.



NOTARY PUBLIC

FOR REGISTER'S USE ONLY

Property known as:
405 Scott Avenue
Nashville, Tennessee 37206

GRANTEE (new owner) & Send Tax Notice to:
EquiCredit Corporation of America
c/o EQUICREDIT CENTER
10401 Deerwood Park Blvd.
Jacksonville, FL 32256

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