This Instrument Prepared By:

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Davidson County DEEDTRS
Recvd: 02/12/02 16:02 3pgs
Fees:18.00 Taxes:282.90
20020212-0018769

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
First Tennessee Bank, N.A. 607 Market Street Suite 700 Knoxville, TN 37902	Same	Map No. 150-10-0 Parcel 110.00

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $76,459.97.

Affiant

Subscribed and sworn to before me, this 7th day of February, 2002.

Notary Public

My Commission Expires: March 24, 2002

WHEREAS, by Deed of Trust dated October 8, 1998, and recorded in Book 11151, Page 505, Register's office for Davidson County, Tennessee, John B. Powell and wife, Sandra L. Powell, conveyed to T. Larry Edmondson, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument recorded in Instrument No. 20011204-0133255, said Register's office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust, and said advertisement appeared in the Nashville Record on January 10, 2002, January 17, 2002, and January 24, 2002; and

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 1st day of February 2002, at 1:30 o'clock P.M. at the south front door of the Davidson County Courthouse, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, First Tennessee Bank, N.A., being the highest and best bidder became the purchaser of said property at and for the sum of Eight Thousand ($8,000.00), plus the assumption of a first mortgage indebtedness

and for the sum of Eight Thousand ($8,000.00), plus the assumption of a first mortgage indebtedness in the unpaid balance of Sixty-eight Thousand Four Hundred Fifty-nine and 97/100 Dollars ($68,459.97) owed to Washington Mutual by Deed of Trust of record in Book 7016, Page 820, said Register's Office.

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto First Tennessee Bank, N.A. the following real estate:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
>
> Being Lot No. 2 on the Plan of Roundwood Forest, Section One, as of record in Plat Book 6200, Page 221, as corrected by surveyors certificate of correction, of record in Book 667, Page 900, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal.
>
> Being the same property conveyed to John B. Powell and wife, Sandra L. Powell, by deed form Anna Faye Morris Hite and husband, Von Ray Hite, dated May 26, 1988, recorded May 31, 1988, of record in Book 7557, Page 27, Register's Office for Davidson County, Tennessee.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all homestead, dower, equitable right of redemption, statutory right of redemption, marital share and all other exemptions and redemptive rights in the makers of said Deed of Trust, and all persons claiming through and under said makers.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto First Tennessee Bank, N.A., its representatives, successors and assigns, all of the covenants or warranties contained in the its aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 7th day of February, 2002.

David M. Smythe
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Shelley L. Orr, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 14th day of February, 2002.

Shelley L. Orr
Notary Public

My Commission Expires: March 24, 2002