THIS INSTRUMENT PREPARED BY
& RETURN TO:
Joel A. Freedman, Attorney
Morris, Schneider & Prior, L.L.C.
3300 N.E. Expressway, Building 8
Atlanta, GA 30341

Davidson County DEEDTRS
Recvd: 03/28/02 14:25 2pgs
Fees:13.00 Taxes:146.15
20020328-0038539

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 3, 1986, and recorded in the Register's Office of Davidson County, Tennessee, at Book 7034, Page 771, ("Deed of Trust"), John William Barton and Victoria Lynn Barton conveyed to D. Ronald Ingram, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Washington Mutual Bank, FA.; and

WHEREAS, **Washington Mutual Bank, FA.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument No. 200203110029880**, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 1/17/02, 1/24/02 and 1/31/02, in THE NASHVILLE RECORD, by which advertisement the sale was held on February 14, 2002, at the Main South entrance in Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Rick Piliponis, Esq., the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Denny Stamps and Doug Brooks**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$ 39,500.00**; and

WHEREAS, **Denny Stamps and Doug Brooks** has/have complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by **Denny Stamps and Doug Brooks** as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Priority Trustee Services of TN, L.L.C.**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **Denny Stamps and Doug Brooks**, his/her/their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being the westerly 15 feet of Lot No. 805, all of Lots 807 and 809, and the eastern 5 feet of Lot No. 811, of Block 141, on the Plan of West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said property fronts together 70 feet on the North of Kentucky Avenue and extends back between parallel lines 150 feet to an alley.

The last recorded Warranty Deed was filed of record at Book 7030, Page 796, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto forever, to **Denny Stamps and Doug Brooks**, his/her/their successors and assigns, whom the said, **Priority Trustee Services of TN, L.L.C.**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, **Priority Trustee Services of TN, L.L.C.**, Substitute Trustee, has hereunto set his hand, this 14TH day of February, 2002.

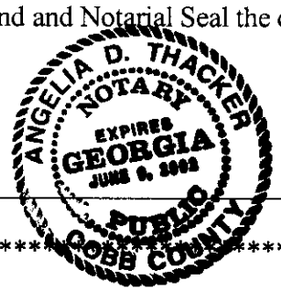
Priority Trustee Services of TN, L.L.C.,

Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

On this 14TH day of February, 2002, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Priority Trustee Services of TN, L.L.C.**, 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 the day and year above written.



Angelia D Thacker
Notary Public

My Commission Expires: _____

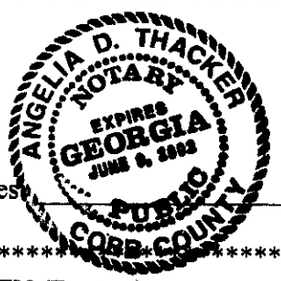
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STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 39,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 14TH DAY OF FEBRUARY 2002.



Angelia D Thacker
Notary Public

My Commission Expires: _____

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MSP No.: 381.A15605TN (Barton)
Lender Loan No.: 5006047939
Property Address: 4906 Kentucky Avenue, Nashville, TN 37209
Tax Parcel ID No.: 91-07;176.00

Mail Tax Notices To and Property Owner:
Denny Stamps and Doug Brooks
9248 Brushboro Drive
Brentwood, TN 37027