Davidson County DEEDTRS
Recvd: 04/08/02 11:21 3pgs
Fees:18.00 Taxes:255.30
20020408-0042390

PREPARED BY: T. LARRY EDMONDSON
ATTORNEY AT LAW
800 BROADWAY
NASHVILLE, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR.
Bank of America, N.A. P.O. Box 21963 Greensboro, NC 27420	Same	060-12-0-119

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated June 29, 2000, executed by Bonakeo Sounivong; Khamphoovone Thavorn, married to each other; Thongkheua Sounivong and Moun Sounivong to TIM, INC., a TN Corp., Trustee, of record in Instrument No. 200007170069965, Register's Office for Davidson County, Tennessee; and

WHEREAS, Bank of America, N.A., the owner and holder of the indebtedness secured by said Deed of Trust of record in Instrument No. 200007170069965, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming T. Larry Edmondson, as Substitute Trustee by an instrument of record in Instrument No. 20020108-0002528, Register's Office for Davidson County, Tennessee; and

WHEREAS, T. Larry Edmondson, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising in the Nashville Record three times on February 28th, March 7th and March 14th, 2002 that said property would be sold at 10:00 A.M. prevailing time on Thursday, March 28, 2002 in the front door of the Davidson County Courthouse, Nashville, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims and unpaid taxes which may be a lien against said property.

WHEREAS, the Substitute Trustee personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of SIX THOUSAND ONE HUNDRED FIFTY EIGHT AND 52/100---------- Dollars ($ 6,158.52) by Bank of America, N.A. (hereinafter referred to as "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of SIX THOUSAND ONE HUNDRED FIFTY EIGHT AND 52/100---------- Dollars ($ 6,158.52) cash in hand paid by the Grantee, T. Larry Edmondson, Substitute Trustee has this day sold and by these premises, does transfer and convey unto Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Being part of Lot No. 10 on the map showing a re-subdivision of Lots Nos. 5 to 12, inclusive, and Lots A and B, etc., in W.H. Dodd's Subdivision, as of record in Book 843, Page 99, Register's Office for Davidson County, Tennessee.

Beginning on the southerly margin of a 25 foot unnamed road in the easterly line of said Lot No. 10; thence with the easterly line of said Lot No. 10, south 4 deg. 45' west 300 feet; thence north 83 deg. west 100 feet; thence north 4 deg. 45' east 300 feet to the southerly margin of an unnamed road; thence with the same eastwardly 100 feet to the beginning.

Being the same property conveyed from Curtis Randolph Mapp, a married person to Thongkheua Sounivong and wife, Moun Sounivong and Bonakeo Sounivong by Deed dated 12/27/96 and recorded 12/30/96 in Book 10304, Page 296 of the public records of Davidson County, TN.
The street address of the above described property is believed to be 122 Hart Lane, Nashville, TN 37207.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs, successors, and assigns, forever.

And the Substitute Trustee covenants with the said Grantee that he is lawfully seized and possessed of said real property as Substitute Trustee only, and by the terms of the above-mentioned Deed of Trust, has a good right to sell and convey the same.

The Substitute Trustee further covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through him as Substitute Trustee, but no further or otherwise; it being the intention of the Substitute Trustee only to convey to Grantee no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption or any governmental agent, state or federal; and any prior encumbrances that may exist against the property. This sale is made subject to Deed of Trust of record in Book 11575, Page 200, Register's Office for Davidson County, Tennessee. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 29th day of March, 2002.

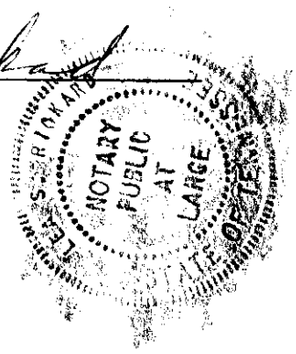
T. LARRY EDMONDSON
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named T. Larry Edmondson, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 29th day of March, 2002.

Lea S. Rickard
NOTARY PUBLIC



MY COMMISSION EXPIRES:
11-29-2003

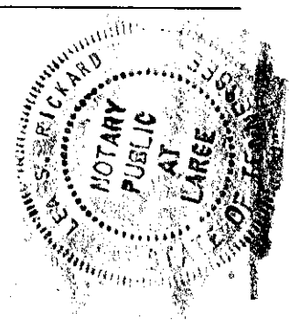
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $69,000.00.

Larry Edmondson
AFFIANT

Sworn to and subscribed before me on this the 29th day of March, 2002.

Lea S. Rickard
NOTARY PUBLIC



MY COMMISSION EXPIRES:
11-29-2003