SUBSTITUTE TRUSTEE'S DEED

SEND TAX BILLS TO:
J. T. Murphree,
1123 Longwood Loop,
Mesa, Az., 85208

This instrument prepared by:
Spiller Campbell, Jr., Attorney,
504 Stahlman Bldg., 211 Union St.,
Nashville, Tenn. 37201

Map- Parcel 072-15 180.00

WHEREAS, on the 2nd. day of November, 1999, J. T. Murphree et ux did convey to Roy Wayne White by an installment deed of record in Book 11733, Page 136, Register's Office for Davidson County, Tennessee the hereinafter described real property to secure to said grantors the payment of an installment note in the original amount of $45,000.00 executed by said grantee, Roy Wayne White, to Bob Herrman,Trustee, to secure payment thereof; and

WHEREAS, default by the said Roy Wayne White has occurred in the performance of the covenants, terms and conditions of said Trust Instrument; and

WHEREAS, Bob Hermann is unable to act as trustee under said installment deed trust as herein set forth, and the present holder of said promissory note, J. T. Murphree, has named and appointed Spiller Campbell, Jr., of the Nashville Bar, as substitute Trustee, by instrument, dated February 1, 2002, of record in instruement No. 20020204-0015240, Register's Office for Davidson County, Tenn. and;

WHEREAS, Spiller Campbell, Jr., Successor Trustee, at the request of the holder of said indebtedness, and under and by virtue of the power invested in him as such Successor Trustee in said installment deed of Trust by giving Twenty-one (21) days notice by three (3) successive publications, namely February 21, 2002, February 28, 2002 and March 7, 2002 in the Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said installment deed of Trust, and

PURSUANT to said advertisement on March 15, 2002 at noon, said Spiller Campbell, Jr., Substitute Trustee, appeared at the Courthouse doors and announced the adjourning of the sale until March 22, 2002 at noon; and that

PURSUANT to said announcement of adjourned sale to March 22, 2002 at noon at the South door of the Courthouse in Davidson County, Tennessee, he as such Successor Trustee offered for sale at public outcry to the highest and best bidder the real estate hereinafter described for cash and in bar of the hereinabove equity of redemption as provided in said deed of Trust, but subject to any and all unpaid taxes, restrictive covenants, easements and set back lines; and any and all redemption rights, including rights of redemption of any governmental agency, State and/or

Davidson County DEEDTRS
Recvd: 04/09/02 14:46 3pgs
Fees:18.00 Taxes:214.10
20020409-0043677

Federal, and any and all other prior liens or encumbrances against said real property, at which time J. T. Murphree submitted the highest and best bid in the amount of $57,866.06 or Fifty-Seven Thousand Eight Huundred Sixty-Six and 06/100 Dollars.

NOW, THEREFORE, in consideration the premises, Spiller Campbell, Jr., Successor Trustee, does hereby sell, transfer, and convey to J. T. Murphree and wife, Winifred Murphree, their heirs and assigns, in fee simple, and in bar of all equities above mentioned the following described real property, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Map Porter Road Subdivision of the Shinkle property, as of record in Book 843, Page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 50 feet on the Easterly side of Porter Avenue and runs back between parallel lines 145 feet, more or less, to a deadend.

Being the same property conveyed to Roy Wayne White by deed from J. T. Murphree et ux of record in Book 11733, Page 156, said Register's Office.

This is improved property located at 1614 Porter Avenue, Nashville, Tenn. 37206.

Spiller Campbell, Jr.,Successor Trustee, conveys to J. T. Murphree and wife, Winifred Murphree, all the rights conveyed to him as successor Trustee, in said installemnt Deed of Trust, and including such covenants and warranties as he as such Successor Trustee, may lawfully make, all his actions in the premises being solely as Trustee and not otherwise, under the power vested in him under said installment deed of Trust hereinabove referred to and not an individual.

WITNESS my hand in Nashville, Tennessee, this 8th day of April, 2002

Spiller Campbell, Jr.
Successor Trustee,

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the Couny and State, the within named Spiller Campbell, Jr., Trustee, bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee this 8th day of April 2002.

Notary Public

My Commission expires: 31 January 2004

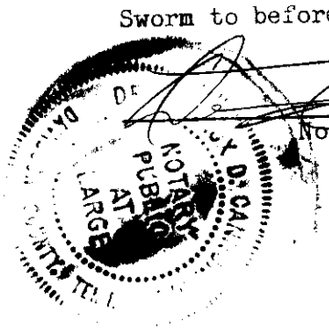
NOTARY PUBLIC AT LARGE DAVIDSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $57,866.06.

Spiller Campbell Jr.

Sworm to before me. 8th day of April 2002.



Notary Public My Com Expr: 31 January 2004