THIS INSTRUMENT PREPARED BY:
William T. Hill, Attorney at Law
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315 Deaderick Street, Suite 1230
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Davidson County DEEDTRS
Recvd: 04/18/02 13:33 3pgs
Fees:18.00 Taxes:595.70
20020418-0048406

SUBSTITUTE TRUSTEE'S DEED

Address New Owner and Send Tax Bills To:

Robert Fletcher Lance, Jr.
2300 Sterling Road
Nashville, TN 37215

Map-Parcel Numbers:

118-05-44.00

WHEREAS, Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Mary E. Lee, unmarried woman, dated the 26th day of April, 1999 and being of record in Book 11457, page 606, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof, Mortgage Electronic Registration Systems, Inc., as nominee for Household Financial Corporation.

WHEREAS, Appointment of Substitute Trustee having been duly executed by the holder of the note and beneficiary of said Deed of Trust, Appointment of Substitute Trustee being of record in instrument number20020304-0026598, in the Register of Deed's Office, Davidson County, Nashville, Tennessee, and appointing William Timothy Hill as Substitute Trustee.

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock noon (12:00 noon), Arpil 12, 2002, at the Davidson County Courthouse, Nashville, Tennessee, when and where Robert Fletcher Lance, Jr., ("Grantee"), became the last and highest bidder at the price of One Hundred Sixty-one Thousand and One and 00/100 ($161,001.00) Dollars.

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, William Timothy Hill, Substitute Trustee, hereby conveys the Property described hereto in Exhibit "A", to the Grantee and the Grantee's heirs or successors and assigns.

EXHIBIT A

Being Lot No. 13 on the Plan of the Subdivision of the south part of Dr. L. G. Noel's property, as of record in Book 547, Page 105, Register's Office, described as follows:

Beginning at the southwest corner of 10th Avenue, South and Clayton Avenue; thence with the southerly margin of Clayton Avenue, westwardly 200 feet to the corner of the Lots Nos. 13 and 14; thence with the line between said two lots, southwardly 140 feet to the northerly line of Lot No. 10; thence with the northerly line of Lots 10, 11 and 12, eastwardly 228 feet 2 inches to the westerly margin of 10th Avenue, South; thence with said Avenue, northwardly 143 feet to the beginning.

BEING the same property conveyed to Mary E. Lee from Reather Mae Hunter herein by deed dated 02/24/98 and recorded 02/24/98 in Deed Book 10807 at Page 41.

This is improved property known as 3101 Lealand Lane, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

William Timothy Hill, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 16th day of April, 2002.

William Timothy Hill, as
Substitute Trustee and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named William Timothy Hill, Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of April, 2002.

Charlotte E Herring
Notary Public

My commission expires: My Commission Expires MAR. 25, 2006

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $161,001.00.

Affiant

Subscribed and sworn to before me this 16th day of April, 2002.

Charlotte E Herring
Notary Public

My commission expires: My Commission Expires MAR. 25, 2006