Davidson County DEEDTRS
Recvd: 05/30/02 11:10 4pgs
Fees:23.00 Taxes:263.96
20020530-0065564

THIS INSTRUMENT PREPARED BY:
R. N. (BO) TAYLOR, Esq.
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Goodlettsville, TN 37070-0873
(615) 859-0060

Based on information provided by the parties.

SUBSTITUTE TRUSTEE'S DEED

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
21st Century Mortgage Corporation	Same	10
Post Office 477		88
Knoxville, Tennessee 37901		

WHEREAS, on June 9, 1999, JERRY L. AYERS and spouse, LORI J. AYERS, executed a certain Deed of Trust conveying to TIM WILLIAMS, Trustee, the property described below to secure to 21ST CENTURY MORTGAGE CORPORATION, the payment of an indebtedness described in such Deed of Trust and evidenced by a Consumer Loan Note and Security Agreement in the original principal amount of Seventy Three Thousand Eight Hundred Ninety One and 27/100 Dollars ($73,891.72), plus interest, such Deed of Trust being of record in Book 11537, Page 44, Register's Office for Davidson County, Tennessee; and

WHEREAS, by instrument dated April 25, 2002, and recorded as Instrument Number 200204250051011, said Register's Office, 21ST CENTURY MORTGAGE CORPORATION, by virtue of its authority set forth in the aforesaid Deed of Trust, did remove TIM WILLIAMS as Trustee and appoint R.N. (BO) TAYLOR, Substitute Trustee, with all the title, power and duties conferred upon the Trustee by said Deed of Trust and by applicable law, and

WHEREAS, default having been made in the payment of the indebtedness secured by such Deed of Trust, the undersigned, R. N. (BO) TAYLOR, Substitute Trustee, at the request of the holder of the indebtedness and under and by virtue of the powers vested in me as Substitute Trustee, by such Deed of Trust, advertised such real property as required by law under the terms of such Deed of Trust on May 2, 9 and 16, 2002, in The Nashville Record, a newspaper published in Davidson County, Tennessee for sale for cash, and in bar of all right of homestead, equity

of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the property, all of which were expressly waived in said Deed of Trust, for the purpose of paying such indebtedness; and

WHEREAS, pursuant to such advertisement, on May 23, 2002 at 11:00 a.m. Central Standard Time at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, the undersigned, R. N. (BO) TAYLOR, Substitute Trustee, offered for sale at public outcry to the highest bidder the real property described below, for cash, and in bar of all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the property, all of which were expressly waived in said Deed of Trust, and at such sale 21ST CENTURY MORTGAGE CORPORATION being the highest and best bidder, became the purchaser of such property for a price of $71,339.98.

NOW THEREFORE, in consideration of the premises, the payment of the aforesaid purchase price and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the undersigned R. N. (BO) TAYLOR, Substitute Trustee, does hereby quitclaim to 21ST CENTURY MORTGAGE CORPORATION, all of his right, title and interest in and to the following described real estate:

> A certain tract or parcel of land in the 10th Councilmanic District of Davidson County, Tennessee described according to a survey dated January 29, 1999 by Tommy E. Walker, Registered Land Surveyor, License No. 1465 (Drawing No. 012999) as follows:
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> BEGINNING at an iron pin in the northerly margin of Ivy Point Road, said point being North 49 deg. 43' 23" West, 226.09 feet from an iron pin marking the southeast corner of the property conveyed to Jerry Lee Ayers and wife, Judy D. Ayers, by deed of record in Book 6451, page 346, Register's Office for Davidson County, Tennessee; thence continuing with said margin of said Road, North 49 deg. 43' 23" West 58.09 feet to an iron pin; thence leaving said margin of said Road, North 23 deg. 36' 45" East 775.24 feet to an iron pin in the line of the property conveyed to Anita Krantz of record in Book 4644, page 758, Register's Office for Davidson County, Tennessee; thence with the line of Krantz and continuing with the line of the property conveyed to Joan C. Gray of record in Book 9605, page 026, Register's Office for Davidson County, Tennessee, North 89 deg. 45' 43" East 402.83 feet to an iron pin in the line of the said Gray property; thence continuing with the line of Gray, South 82 deg. 00' 00" East 149.00 feet to an iron pin, a corner to the property conveyed to Russell and Ruby Foglesong of record in Book 9317, page 749, Register's Office for Davidson County, Tennessee; thence with the line of Foglesong, South 01 deg. 45' 00" West 185.26 feet to an iron pin in the line of the property conveyed to Dawn Ayers Waynick or record in Book 10998, page 195, said Register's Office; thence with the line of Waynick, North 82 deg. 00' 00" West 290.35 feet to an iron pin; thence South

13 deg. 06' 37" West 568.49 feet to an iron pin; thence South 68 deg. 05' 37" West 28.62 feet to an iron pin; thence South 68 deg. 05' 37" West 196.54 feet to an iron pin; thence North 21 deg. 08' 29" West 121.60 feet to an iron pin; thence South 68 deg. 38' 22" West192.54 feet to an iron pin; thence South 25 deg. 27' 59" West 603.13 feet to the point of beginning and containing 8.033 acres, more or less.

Being the same property conveyed to Jerry Lee Ayers, Jr., by deed from Jerry Lee and wife, Judy D. Ayers, of record in Book 11350, page 770, said Register's Office.

Also included in this conveyance is the Substitute Trustee's interest, if any, in a 2000 Hart mobile home, VIN No. HH6058INAB1, which was purchased under an installment contract-security agreement which evidences the deed of trust herein

SAID PROPERTY is conveyed subject to any and all unpaid taxes, restrictions, easements and building setback lines, and to any prior or superior liens or judgments.

IN WITNESS WHEREOF, the undersigned has executed this Deed as of the 29th day of May, 2002.

R. N. (BO) TAYLOR
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned of said county, R. N. (BO) TAYLOR, Substitute Trustee, the within named bargainor, 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 he purposes therein contained.

Witness my hand, at office, this 29th day of May, 2002.

NOTARY PUBLIC

LORI BOWIE NOTARY PUBLIC AT LARGE TN DAVIDSON CO.

My commission expires: 6/25/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 71,339.88.

R.N. (Bo) Daylor attorney for 21st Century
AFFIANT
21ST CENTURY MORTGAGE CORPORATION

Subscribed and sworn to before me this the 29th day of May, 2002.

Lori Buie
NOTARY PUBLIC

LORI BUIE NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

My commission expires: 10/25/03