This Instrument prepared by and return to:
Crislip, Philip & Associates
4515 Poplar Ave., Ste. 322
Memphis, TN 38117
(901) 525-2427

F 1329

SUBSTITUTE TRUSTEE'S DEED

On the 3rd day of October, 2000, PORTER M. SHULL and wife, ANITA G. SHULL executed a Deed of Trust to Title Enterprises as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee as Instrument No. 20001004-0098295 and James A. Crislip, Jr. of Shelby County, Tennessee was substituted in its place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee as Instrument No. 20020319-0034245.

The property is known as 1538 14th Avenue North, Nashville, Tennessee 37208 and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in The Nashville Record newspaper, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on April 4, April 11, and April 18, 2002. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Friday, May 3, 2002 at 12:00 noon and at the place mentioned in the advertisement which was the South Lobby of the Davidson County Courthouse in Nashville, Tennessee. The said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to Fairbanks Capital Corp. for the sum of $21,700.00, which was the highest and best valid bid offered, and the purchaser, Fairbanks Capital Corp., has complied with its bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, James A. Crislip, Jr., Substitute Trustee, does hereby bargain, sells, and conveys unto the said Fairbanks Capital Corp., the property above mentioned and now more fully described as follows:

Land in Davidson County, Tennessee, being the southerly part of Lot numbered 208 in McGavock and Wetmore's Addition, a plan of which is of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 208 fronts 40 feet on the east side of Alberta, now 14th Avenue North, and runs back between parallel lines, 170 feet, more or less, to an alley.

Being the property described by deed of record as Instrument No. 20001004-0098294, in the Register's Office for Davidson County, TN.

Parcel No. 81-11-575.00

The said James A. Crislip, Jr., Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said James A. Crislip, Jr., Substitute Trustee, has hereunto set his hand this 3rd day of May, 2002.

James A. Crislip, Jr.
JAMES A. CRISLIP, JR., SUBSTITUTE TRUSTEE

Davidson County DEEDTRS
Recvd: 06/07/02 14:48 2pgs
Fees:13.00 Taxes:80.29
20020607-0069734

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 3rd day of May, 2002, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared James A. Crislip, Jr., 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 at office the day and year above written.



Linda Stundak
NOTARY PUBLIC

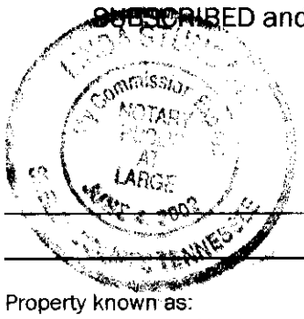
AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is,$21,700.00, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

James A. Crislip, Jr.
AFFIANT

SUBSCRIBED and sworn to before me this 3rd day of May, 2002.



Linda Stundak
NOTARY PUBLIC

FOR REGISTER'S USE ONLY

Property known as:
1538 14th Avenue North
Nashville, Tennessee 37208

GRANTEE & Send Tax Notice to:
Fairbanks Capital Corp.
P.O. Box 65250
Salt Lake City, UT 84165-0250

This Instrument was prepared by:
Crislip, Philip & Associates
4515 Poplar Ave., Ste. 322
Memphis, TN 38117
(901) 525-2427