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

Davidson County DEEDTRS
Recvd: 06/24/02 13:08 2pgs
Fees:13.00 Taxes:407.00
20020624-0075607

SUBSTITUTE TRUSTEE'S DEED

On the 4th day of September, 1998, **JUDY K. O'GUIN-WOODALL and JOHN WOODALL** executed a Deed of Trust to Arnold M. Weiss as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee in **Book 11110, Page 777,** and John B. Philip of Shelby County, Tennessee was substituted in his place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee as **Instrument No. 20020408-0042821.**

The property is known as 2419 Springview Drive, Nashville, Tennessee 37214 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 May 9, May 16, and May 23, 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 31, 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 **JULIE A. O'GUIN** for the sum of $110,000.00, which was the highest and best valid bid offered, and the purchaser, **JULIE A. O'GUIN** has complied with her bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, John B. Philip, Substitute Trustee, does hereby bargain, sells, and conveys unto the said **JULIE A. O'GUIN**, the property above mentioned and now more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Merry Oaks, Section 2, as of record in Book 2133, page 8, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the property described by deed of record in Book 5369, Page 87, in the Register's Office for Davidson County, TN.

Parcel No. 95-11-183.00

The said John B. Philip, 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 John B. Philip, Substitute Trustee, has hereunto set his hand this 31st day of May, 2002.

JOHN B. PHILIP, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 31st 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 John B. Philip, 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.

IN TESTIMONY WHEREOF, I have hereunto set my hand and Notarial Seal at office the day and year above written.

TATUM TARPNELL NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN My Commission Expires Mar. 20, 2004

Tatum Tarpnell
NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

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, $110,000.00, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

Julie A. O'Guin
AFFIANT

SUBSCRIBED and sworn to before me this 6th day of June 2002.

DONALD R. O'GUIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Donald R. O'Guin Jr.
NOTARY PUBLIC

My Commission Expires July 30, 2005

FOR REGISTER'S USE ONLY

Property known as:
2419 Springview Drive
Nashville, TN 37214

GRANTEE (new owner) & Send Tax Notice to:
JULIE A. O'GUIN
P.O. BOX 148148
NASHVILLE, TN 37214

This Instrument was prepared by:
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