PREPARED BY:
Stuart E. Duncan
Duncan & Mosley
701 Market Street, Suite 1000
Chattanooga, Tennessee 37402

SEND TAX NOTICE TO:
Grantee-Bank One, N.A.
P.O. Box 2071, Mail Code WI1-4030
Milwaukee, Wisconsin 53201-2071
MAP GROUP AND PARCEL NUMBER: 72-2/177.00

Davidson County DEEDTRS
Recvd: 07/12/02 15:23 3pgs
Fees:18.00 Taxes:267.33
20020712-0084280

TRUSTEE'S DEED

WHEREAS, a Deed of Trust was executed by James H. Seagraff to Michael I. Mossman, Trustee, for the use and benefit of Bank One, N.A., on September 27, 2001 and recorded as **Instrument No. 200110050108668** in the Register's Office of Davidson County, Tennessee conveying the hereinafter described real property in trust to secure payment of a promissory note, and said Deed of Trust, and

WHEREAS, under the terms of said Deed of Trust, Stuart E. Duncan was appointed substitute trustee on May 6, 2002, which instrument is of record as **Instrument No. 200205100058007** in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in payment of installments maturing on the above described promissory note and in performance of the covenants contained in the Deed of Trust by reason of which the entire balance owing thereon was declared due and payable, the default being made in payment thereof, and such default continuing; and

WHEREAS, by virtue of the power and authority vested in him as substitute trustee, the said Stuart E. Duncan, at the request of the owner of said note, and for the purpose of effecting payment in satisfaction thereof, principal and interest, attorney's fees and costs of sale, pursuant to the advertisement published in *The Nashville Record*, a newspaper published and of general circulation in Davidson County, Tennessee, in its issues of June 13, 2002, June 20, 2002 and June 27, 2002, offered for sale and sold on July 9, 2002 at 10:00 a.m., at public outcry to the highest and best bidder for cash at the courthouse in the City of Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale, Bank One N.A., being the highest and best bidder, and for the sum of **SEVENTY TWO THOUSAND TWO HUNDRED FIFTY AND 00/100 DOLLARS ($72,250.00)** became the purchaser thereof.

NOW THEREFORE, Stuart E. Duncan, substitute trustee, exercising the power and

authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer and convey unto Banc One Financial Services Inc. the following described property located at **1121 Kirkland Drive, Nashville, Tennessee** and more particularly described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING EAST 50 FEET OF LOT #42 ON THE MAP OF INGLEWOOD PLACE, AS OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PLAT OF LOT 42 FRONTS 50 FEET ON THE NORTH SIDE OF KIRKLAND AVENUE AND RUNS BACK BETWEEN LINES, 196.9 FEET, MORE OR LESS ON THE WEST LINE AND 198 FEET ON THE EAST LINE, TO A DEAD LINE AND MEASURES 50 FEET, MORE OR LESS THEREON.

BEING THE SAME PROPERTY CONVEYED TO JAMES H. SEAGRAFF AND WIFE, FRANCES L. SEAGRAFF, BY DEED FROM JAMES ELLWOOD BROWN AND WIFE, JUDY ELLEN BROWN, DATED MAY 27, 1983 AND RECORDED JUNE 01, 1983 IN BOOK 6067, PAGE 598, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE is made subject to any unpaid mortgages or liens, zoning regulations, building restrictions and setback lines, restrictive covenants, if any, and easements and rights for public utilities applicable to this property, and real estate taxes which may be outstanding and due as of date of sale.

TO HAVE AND TO HOLD the said described real estate unto Bank One N.A., its successors and assigns forever in fee simple.

IN WITNESS WHEREOF, Stuart E. Duncan, substitute trustee, has caused this instrument to be executed on this the 9th day of July 2002.

STUART E. DUNCAN
Substitute Trustee for Banc One Financial Services Inc.

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally appeared before me, notary public of said county, STUART E. DUNCAN, Substitute Trustee for Bank One, N.A., 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 therein contained as Substitute Trustee for Bank One N.A.

Witness my hand, at office, this the 9th day of July 2002.

Notary Public

My Commission Expires: Sept. 10, 2005

I swear that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$72,250.00** which amount is equal to or greater than the amount which the property transferred would commend at a fair and voluntary sale.

Stuart E. Dunn, agent
Affiant

Sworn to and subscribed before me this 9th day of July 2002.

Notary Public Lesley A Curry My commission expires: Sept. 10, 2005

NOTARY PUBLIC AT LARGE