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Davidson County DEEDTRS
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Fees:13.00 Taxes:296.00
20020715-0084914

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN AND BURNSED, PLLC
SunTrust Center, Suite 1750
424 Church Street
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Capital Bank & Trust 1820 West End Avenue Nashville, TN 37203	SAME	63-2/161

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 6th day of July, 1999, Terrance D. Allen and wife, Danielle Allen ("Borrowers"), executed a Deed of Trust and conveyed the real property described below to R. Rick Hart, Trustee, for the benefit of Capital Bank & Trust Company, a Tennessee banking corporation (hereinafter may be referred to as "Capital Bank" or "the Bank"), with the power of sale, to secure payment of a Promissory Note in the original principal amount of $84,000.00 made to the order of Capital Bank & Trust, which Deed of Trust is of record in Book 11565, page 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made (the "Deed of Trust"), and to secure payment of indebtedness then existing or to arise thereafter; and

WHEREAS, Capital Bank & Trust, the beneficiary of the above note and Deed of Trust, did appoint Amy Smith as Substitute Trustee, by instrument of record at Instrument Number 20020607-0069541, Register's Office for Davidson County, Tennessee; and

WHEREAS, there has occurred one or more acts of default in the note evidencing the indebtedness owed to Lender;

WHEREAS, Lender notified the Trustee of the defaults, including Borrower's failure to make the payments called for in the note secured by the above Deed of Trust, and demanded that the Trustee advertise the subject property for sale pursuant to the terms and conditions of the said Deed of Trust;

WHEREAS, the Substitute Trustee did advertise the property for sale in the "Nashville Record" on June 20, 27 and July 4, 2002, in accordance with and in fulfillment of the requirements of the above Deed of Trust;

WHEREAS, the Trustee and/or his agent, in accordance with the requirements of the above Deed of Trust and the published advertisement for sale of the subject property, did on the 12th day of July, 2002, appear and conduct the sale of the herein described property;

WHEREAS, Capital Bank & Trust did place the highest bid for the subject property, being the sum of $80,000.00;

NOW THEREFORE, for and in consideration of the sum of $80,000.00, the Substitute Trustee and/or his agent has bargained and sold, and by these present, does transfer and convey unto the said Capital Bank & Trust, the Grantee herein, its successors and assigns, the property described as follows:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Nawakwa Hills, Powwow Addition, Section III, as shown on plat of record in Book 974, Page 25, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Terrance D. Allen and wife, Danielle Allen, by Deed of Record in Book 11565, page 35, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1443 Mohawk Trail, Madison, Tennessee 37115

The Substitute Trustee makes no personal warranties or representations concerning the subject property. The property is sold as is. This conveyance is subject to any prior matters of record including, but not limited to unpaid property taxes.

To have and to hold the said tract or parcel of land, including all appurtenances, estate, title and interest thereto belonging, unto the said Grantee, its successors and/or assigns, forever.

Whenever used, the singular number or pronoun shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, my hand this 12 day of July, 2002.

Amy Bryson Smith, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Amy Bryson Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself to be the Trustee under the above referenced Deed of Trust, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 12 day of July, 2002.

Notary Public

STACIA L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Oct. 25, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $80,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Amy Bryson Smith, Trustee

Sworn to and subscribed before me this 12 day of July, 2002.

Notary Public

STACIA L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Oct. 25, 2003