This Instrument Prepared By:
Joseph T. Phillips, Esq.
MILLER & MARTIN LLP
1000 Volunteer Building
832 Georgia Avenue
Chattanooga, Tennessee 37402-2289

Davidson County DEEDTRS
Recvd: 08/14/02 11:57 3pgs
Fees:18.00 Taxes:239.76
20020814-0098376

Name and Address of New Owner:	Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:	Tax Map & Parcel No.:
AmSouth Bank, RCN 4 P.O. Box 10063 Birmingham, AL 35202-0063	Same	136-10-0-B-045.00 CO

TRUSTEE'S QUITCLAIM DEED

THIS DEED is executed to be effective as of the 8th day of August, 2002 from **Joseph T. Phillips** as Grantor, in his capacity as Substitute Trustee, to AmSouth Bank as Grantee.

W I T N E S S E T H:

WHEREAS, on August 18, 2000, Lodema R. Audrain, unmarried person, executed a Deed of Trust (the "Deed of Trust") to the trustee named therein to secure the prompt payment of certain indebtedness held by and owing to AmSouth Bank, successor in interest to Equity National Mortgage, Inc. ("Bank"), said indebtedness being more particularly described in the Deed of Trust which is of record in the Register's Office of Davidson County, Tennessee in Instrument 200008300085545, to which reference is hereby made; and

WHEREAS, default was made in the payment of the aforesaid indebtedness and in the performance of the covenants described in the Deed of Trust, by reason of which the entire balance owing thereunder was declared to be due and payable; and

WHEREAS, pursuant to the terms of the Deed of Trust, Joseph T. Phillips was appointed as Substitute Trustee as reflected in that certain Appointment of Substitute Trustee recorded in Instrument 20020530-0065789 in the Register's Office of Davidson County, Tennessee.

WHEREAS, by virtue of the power and authority vested in me as Substitute Trustee under the Deed of Trust, at the request of Bank, being the owner and holder of the indebtedness secured thereby, and for the purposes of effecting payment and satisfaction of the indebtedness, including principal, interest, late charges, attorney fees and costs of sale, I, Joseph T. Phillips, as Substitute Trustee, by and through my agent, did on August 8, 2002 commencing at 10:30 a.m., pursuant to advertisement of sale published in the *Nashville Record* in its editions of July 18, 2002,

July 25, 2002, and August 1, 2002, offer for sale and sold at public auction to the highest and best bidder for cash at the front door of the Davidson County Courthouse in the City of Nashville, Tennessee, in bar of the equities of redemption, statutory redemption, dower, homestead and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust, the hereinafter described real estate, at which sale the Grantee became the highest and best bidder at and for the sum of Sixty-four Thousand Eight Hundred and 00/100 Dollars ($64,800.00).

NOW, THEREFORE, I, Joseph T. Phillips, Substitute Trustee, exercising the power and authority vested in me, and in bar of the equities of redemption, statutory redemption, dower and homestead, do hereby quitclaim to the Grantee, its successors and assigns, all my interest in the following described real estate located in the City of Nashville, County of Davidson, State of Tennessee:

> A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:
>
> LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 40, UNIT 40-A, ON THE PLAN OF A REVISION OF LOTS 21-32, 39 AND 40 ON CONDOMINIUM SITE PLAN LOTS 21-40, SECTION FIVE, PRIEST LAKE FOREST OF RECORD IN BOOK 6250, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
>
> SAID LOT NO. 40, UNIT 40-A FRONTS 60.00 FEET ON THE NORTHEASTERLY MARGIN OF SENECA FOREST DRIVE AND EXTENDS BACK 184.98 FEET ON THE SOUTHEASTERLY LINE AND 167.32 FEET ON THE NORTHWESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 62.55 FEET THEREON.
>
> BEING THE SAME PROPERTY CONVEYED TO LODEMA R. AUDRAIN BY DEED FROM RONALD R. FREDERICK, JR. AND WIFE, SANDRA PUTMAN FREDERICK, DATED MAY 23, 1993 AND OF RECORD IN BOOK 8966, PAGE 306, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
>
> The property address is believed to be:
> 3532 Seneca Forest Drive, Nashville, Tennessee 37217

For source of Grantor's equitable interest in the property, reference is made to Instrument 200008300085545, Register's Office of Davidson County, Tennessee. The legal description is unchanged from prior deed of record.

The Substitute Trustee does hereby quitclaim unto Grantee all of his right, title and interest in the said property and not further or otherwise and subject to any governmental

zoning or subdivision ordinances or regulations in effect thereon and further subject to any unpaid taxes or assessments owing on the property.

IN WITNESS WHEREOF, I, Joseph T. Phillips, Substitute Trustee, have executed this instrument to be effective the date first above written.

Joseph T. Phillips, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally appeared before me, Tanya D. English, Notary Public for the State and County aforesaid, Joseph T. Phillips, with whom I am personally acquainted, and who upon oath, acknowledged that he executed the within instrument for the purposes therein contained in his capacity as Substitute Trustee and with authority to do so.

WITNESS my hand, at office, this 8th day of August, 2002.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES MAY 7, 2003

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $64,800.00.

Joseph T. Phillips, Substitute Trustee

Sworn to and subscribed before me
this 8th day of August, 2002.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES MAY 7, 2003