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Davidson County DEEDTRS
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Fees:18.00 Taxes:590.52
20020916-0111967

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 Company 1820 West End Avenue Nashville, TN 37203	SAME	91-8/236

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 20th day of August, 1999, Allison Bennett, unmarried, ("Borrower"), executed a Deed of Trust and conveyed the real property described below to R. Rick Hart, Trustee, for the benefit of Capital Bank and Trust Company (hereinafter may be referred to as "Capital Bank & Trust" or "the Bank"), with the power of sale, to secure payment of a Promissory Note in the original principal amount of $150,000.00 made to the order of Capital Bank & Trust, which Deed of Trust is of record at Instrument Number 200002230017885, 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 R. Garry Chaffin as Substitute Trustee, by instrument of record at Instrument Number 20020807-0094797, 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 August 15, 22, and 29, 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 10th day of September, 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 $159,600.00;

NOW THEREFORE, for and in consideration of the sum of $159,600.00, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the westerly parts of Lot Nos 25 and 26, and the westerly 60 feet of the northerly 32 feet of Lot No. 27, on the Map of the proposed Re-Arrangement of Clifton Subdivision, of record in Book 161, page 80, Register's Office for said County, which proposed plan is of record in Book 1130, page 52, and which proposed plan likewise includes a part of a 15 foot alley on said

original plan and being more particularly described according to the Plan of record in Book 1130, page 52, and a survey by T.R. Sanford, dated September 4, 1962, as follows:

Beginning at a point in the southerly margin of Albion Street, 92.6 feet west of the Southwest corner of 43rd Avenue North and Albion Street, thence in a southerly direction, parallel to the westerly margin of 43rd Avenue North, 141 feet to a point, the Southwest corner of the property conveyed to Robert P. Lipscomb and wife, by deed of record in Book 1304, page 77, said Register's Office; thence in a westerly direction parallel to the northerly margin of Lot No. 28, 75 feet to the easterly margin of an alley; thence along the easterly margin of said alley, northerly 165.3 feet to the intersection of said alley and Albion Street, thence in an easterly direction along the southerly margin of Albion Street, 77.3 feet to the point of beginning.

Being the same property conveyed to Allison Bennett, by Deed of record in Instrument No. 200002230017884, and corrected in Instrument No. 20010504-0046088, Register's Office for Davidson County, Tennessee.

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 September, 2002.

R. Garry Chaffin, 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 R. Garry Chaffin, 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 he executed the within instrument for the purposes therein contained.

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

Notary Public

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 $159,600.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

R. Garry Chaffin, Trustee

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

Notary Public

My Commission Expires: Oct. 25, 2003