THIS INSTRUMENT PREPARED BY:
Blackburn & McCune, PLLC
201 4th Avenue North
Suite 1700
Nashville, Tennessee 37219

Davidson County DEEDTRS
Recvd: 09/23/02 15:04 2pgs
Fees:13.00 Taxes:49.95
20020923-0115886

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 15, 2002, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20020315-0032918, ("Deed of Trust"), Mid-State Home Services, LLC conveyed to John Heacock, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, John Heacock, as Trustee, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20020805-0093191 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on August 29, September 5 and 12, 2002 in THE NASHVILLE RECORD, by which advertisement the sale was held on September 19, 2002, at the Main South entrance in Nashville, Davidson County, Tennessee, in bar of equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Talmage M. Watts, Esq., the Substitute Trustee, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Barbara Brown and Josef Goller**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $13,501.00; and

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of sale by paying cash into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust,

NOW THEREFORE, in consideration of the premises and of the payment by Barbara Brown and Josef Goller, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned, Talmage M. Watts, Esq., as Substitute Trustee, does hereby grant, bargain, sell and convey unto Barbara Brown and Josef Goller, their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot 27 on the Map of J.S. Spurlock Lands, not of record, described according to a survey made by Erle Drake, County Surveyor, April 21, 1925, as follows:

Beginning in the center of Alice Avenue at the northeast corner of the property conveyed to Larry S. Thomas and wife, by deed from M.H. Webb and wife, of record in Book 2591, page 184, Register's Office for said County; thence with Thomas' easterly line southwardly 232 ½ feet, to the Cumberland River; thence with said River eastwardly 50 feet to the corner of Lots Nos. 27 and 28; thence with the line between said two lots northwardly 240 feet to the center of Alice Avenue; thence with the center of said Avenue westwardly 50 feet to the beginning.

Being the same property conveyed to Michele C. Powell, by deed from Fred K. Holland, dated October 21, 1999, recorded October 25, 1999, of record in Book 11714, page 627, Register's Office for Davidson County, Tennessee. Also being the same property

conveyed to the Grantor herein be deed recorded herewith in Instrument No. 20020315-0032917, said Register's Office.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **Barbara Brown and Josef Goller**, their successors and assigns forever, to whom the said, Talmage M. Watts, Esq., as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Talmage M. Watts, Esq., Substitute Trustee, has hereunto set his hand, this 23rd day of September, 2002.

Talmage M. Watts
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 23rd day of September, 2002, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, **Talmage M. Watts**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal the day and year written above.

Notary Public

My Commission Expires: 3/26/05

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $13,501.00, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THE 23RD DAY OF SEPTEMBER, 2002.

Notary Public

My Commission Expires: 3/26/05

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Property Address: 1024 Alice Street, Nashville, Tennessee 37218

Mail Tax Notices To and Property Owner:
Barbara Brown and Josef Goller
1302 Edgewood Place
Nashville, Tennessee 37206

Map/Parcel 070-07.0 045.00