This instrument was prepared by:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville TN 37075

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $28,000.00

Affiant

Subscribed and sworn to before me on this
27th day of September, 2002.

Notary Public

My Comm. Expires: 02-22-2005

Davidson County DEEDTRS
Recvd: 10/03/02 08:20 2pgs
Fees:13.00 Taxes:103.60
20021003-0120434

Address New Owner As Follows:	Send Tax Bills To:	Map/Parcel:
Michael & Yvonne Leggett	**Michael & Yvonne Leggett**	071110093 00
497 Hogans Branch Rd.	**497 Hogans Branch Rd.**	~~**071100 9300**~~
Goodlettsville TN 37072	**Goodlettsville TN 37072**	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS*, Eckhardt Exchange Corporation, Trustee for the 308 Edith Avenue Land Trust** by Deed of Trust (the "Deed of Trust***") dated January 31, 2001, of record as Instrument No. 20010202-0010586, Register's Office for Davidson County, Tennessee, conveyed to **ROBERT J. NOTESTINE, III, Trustee**, the hereinafter described real property to secure the payment of a certain Promissory Note (the "***Note***") described in the Deed of Trust, which Note was payable to **MICHAEL LEGGETT and wife, YVONNE LEGGETT**; and

***WHEREAS*, RONALD B. BUCHANAN** was appointed to act as Substitute Trustee in the place and stead of the said Robert J. Notestine, III, by instrument of record in Instrument No. 20020820-0100832, said Register's Office; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the *The Nashville Record* on September 5, September 12, and September 19, 2002; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee at 12:00 noon on September 26, 2002, and **MICHAEL LEGGETT and wife, YVONNE LEGGETT** (hereinafter "*Grantee*") being the highest and best bidder thereof, became the purchaser of said property for an offset

of *Twenty-Eight Thousand & No/100 Dollars ($28,000.00)* against the indebtedness owing to them by **Eckhardt Exchange Corporation, Trustee for the 308 Edith Avenue Land Trust.**

NOW, THEREFORE, **RONALD B. BUCHANAN**, in his capacity as Substitute Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, **MICHAEL LEGGETT and wife, YVONNE LEGGETT**, their heirs and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

BEING the easterly 50 feet of Lot No. 57 on the Map of Trinity Heights Addition, of record in Book 61, Page 38, Register's Office for said County.

Said part of said lot front 50 feet on the southerly side of Edith Avenue and runs back between parallel lines 154 feet, more or less, to an alley.

BEING the same property conveyed to Eckhardt Exchange Corporation, Trustee for the 308 Edith Avenue Land Trust, by Warranty Deed from Julia Anne Carter of record in Instrument No. 20010102-0000007, Register's Office for Davidson County, Tennessee.

This is improved property known as 308 Edith Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions, all of which were waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same. RONALD B. BUCHANAN, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, their heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 27th day of September, 2002.

Ronald B. Buchanan, Trustee

RONALD B. BUCHANAN, *Substitute Trustee*

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, RONALD B. BUCHANAN, SUBSTITUTE TRUSTEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 27th day of September, 2002.

NOTARY PUBLIC

My Comm. Expires: 02-22-2005

NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN

Worddocs\realprop\leggett.trustee.deed