This Instrument prepared by:
Crislip, Philip & Associates
4515 Poplar Ave., Ste. 322
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Davidson County DEEDTRS
Recvd: 10/22/02 12:33 2pgs
Fees:13.00 Taxes:111.65
20021022-0129502

SUBSTITUTE TRUSTEE'S DEED

On the 26th day of October, 1998, **LESTER L. BLANTON and ETHEL J. BLANTON** executed a Deed of Trust to Fidelity Mortgage Trustee Service as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee in **Book 11193, Page 510,** and Paul N. Royal of Shelby County, Tennessee was substituted in its place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee as **Instrument No. 20020820-0100661.**

The property is known as 1615 Elizabeth Road, Nashville, Tennessee 37218 and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in **The Nashville Record** newspaper, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on September 26, October 3 and October 10, 2002. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was **Friday, October 18, 2002 at 12:00 noon** and at the place mentioned in the advertisement which was the South Lobby of the Davidson County Courthouse in Nashville, Tennessee. The said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to **LTF INVESTMENTS, LLC** for the sum of $30,176.00, which was the highest and best valid bid offered, and the purchaser, **LTF INVESTMENTS, LLC,** has complied with her bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, Paul N. Royal, Substitute Trustee, does hereby bargain, sells, and conveys unto the said **LTF INVESTMENTS, LLC**, the property above mentioned and now more fully described as follows:

LAND IN THE 13TH, FORMERLY THE 23RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE MAP OF J.J. HOLZAPFEL'S SUBDIVISION, BORDEAUX, TENNESSEE, NOT OF RECORD AND DESCRIBED ACCORDING TO A SURVEY MADE BY WATKINS AND MURRAY, SURVEYORS, MARCH 2, 1949, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF ELIZABETH STREET, AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO A W. DIXON AND WIFE, BY DEED FROM J.J. HOLZAPFEL AND WIFE, OF RECORD IN BOOK 1711, PAGE 527; THENCE WITH THE LINE BETWEEN LOTS NOS. 3 AND 4 ON SAID PLAN, NORTHWARDLY 156.15 FEET; THENCE WESTWARDLY 100 FEET TO THE CORNER OF LOTS 4 AND 5; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWARDLY 156.15 FEET TO THE NORTHERLY MARGIN OF ELIZABETH STREET; THENCE WITH SAID STREET, EASTWARDLY 100 FEET TO THE BEGINNING.

Being the property described by deed of record in Book 8024, Page 903, in the Register's Office for Davidson County, TN.

Parcel No. 69-16-59.00

The said Paul N. Royal, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said Paul N. Royal, Substitute Trustee, has hereunto set his hand this 18th day of October, 2002.

Paul N. Royal, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 18th day of October, 2002, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared Paul N. Royal, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

TATUM PARNELL NOTARY PUBLIC AT LARGE My Commission Expires Mar. 20, 2004 SHELBY COUNTY, TN

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

Tatum Parnell
NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF _____

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is, $30,176.00, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

Alexander Brandon IV
AFFIANT

SUBSCRIBED and sworn to before me this 22nd day of Oct., 2002.

Lynn T. Rado
~~NOTARY PUBLIC~~
Deputy Register

FOR REGISTER'S USE ONLY

Property known as:
1615 ELIZABETH ROAD
NASHVILLE, TN 37218

GRANTEE (new owner) & Send Tax Notice to:
LTF INVESTMENTS, LLC
5731 LYONS VIEW PIKE
KNOXVILLE, TN 37919

This Instrument was prepared by:
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