$141.54

Davidson County DEEDTRS
Recvd: 11/21/02 14:59 2pgs
Fees:13.00 Taxes:128.54
20021121-0145052

This Instrument was prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Avenue, Suite 322
MEMPHIS, TN 38117
(901) 525-2427

7001697346)

SUBSTITUTE TRUSTEE'S DEED

On the 15th day of May, 1998, **TIFFANY N. DRAKE** executed a Deed of Trust to John Lowe as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee in **BOOK 10980, PAGE 335** and Paul N. Royal of Shelby County, Tennessee was substituted in his place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee as **Instrument No. 20010830-0094123.**

The property is known as 4017 Fairview Drive, 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 October 17, October 24, and October 31, 2002. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Friday, November 8, 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 **Credit Suisse First Boston Mortgage Capital LLC** for the sum of $34,740.00, which was the highest and best valid bid offered, and the purchaser, **Credit Suisse First Boston Mortgage Capital LLC,** has complied with its 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 **Credit Suisse First Boston Mortgage Capital LLC**, the property above mentioned and now more fully described as follows:

BEING Lots No. 8, 9 and part of Lot No. 28 of Block "GG" on the Plan of Fairview Subdivision, as of record in Book 1130, page 84, Register's Office, for said County, described as follows:

BEING Lots Nos. 8, 9 and part of Lot No. 28 of Block "GG" on the Plan of Fairview Subdivision, as of record in Book 1130, page 54, Register's office, for said County, described as follows:

BEGINNING on the southerly margin of Fairview Dr. at the corner of Lots Nos. 7 & 8; thence with the line between said two lots southwardly 150 ft. and continuing in the same direction 88 feet to a point 12 ft. north of the southerly line of Lot No. 28; thence westwardly and parallel with the line between said Lots Nos. 27 & 28, 50 ft. to the line between Lots 12 & 28; thence with the line between said two lots northwardly 88 ft to the northeast corner of Lot No. 12; thence with the line between Lots Nos. 9 & 12, westwardly 50 ft. to the corner of Lots 9 & 10; thence with the line between said two lots northwardly 150 ft. to the southerly margin of Fairview Dr; thence with the margin of the same eastwardly 100 ft. to the beginning.

Being the property described by deed of record in Book 10980, Page 331, in the Register's Office for Davidson County, TN.

Parcel No. 69-03-25.00

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 8th day of November, 2002.

PAUL N. ROYAL, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 8th day of November, 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.

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

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

NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SHELBY

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, $34,740.00, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me this 8th day of November, 2002.

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

NOTARY PUBLIC

FOR REGISTER'S USE ONLY

Property known as:
4017 Fairview Drive
Nashville, TN 37218

GRANTEE (new owner) & Send Tax Notice to:
Credit Suisse First Boston Mortgage Capital LLC
c/o Fairbanks Capital Corp.
3815 South West Temple
Salt Lake City, UT 84115-4412

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