Rick

SEND TAX BILLS TO:
Wilson Bank & Trust
P.O. Box 768
Lebanon, TN 37088-0768

This Instrument Prepared By:
Lee & Lee Attorneys At Law, P.C.
109 East Gay
Lebanon, Tennessee 37087

Map 172.08-A Parcel 123.00

Davidson County DEEDTRS
Recvd: 11/22/02 12:29 2pgs
Fees:13.00 Taxes:333.00
20021122-0145538

SUBSTITUTE TRUSTEE DEED

This deed, made and entered into this the 19th day of November 2002, by and between **Robert E. Lee, acting as Substitute Trustee** as hereinafter stated, and **Wilson Bank & Trust, Grantee**, all of the County of Wilson, State of Tennessee;

WITNESSETH:

That whereas Charles A. Ferguson and Jo Ann Ferguson, executed to Randall Clemons, Trustee, upon the lands hereinafter described a Deed of Trust dated May 21, 2001, and recorded by Instrument Number 20010608-0060609, Register's Office for Davidson County, Tennessee; and whereas Robert E. Lee having been appointed Substitute Trustee in the place and stead of Randall Clemons, Trustee, the said appointment Substitute of record by Instrument Number 20020909-0109253, Register's Office for Davidson County, Tennessee; and whereas the indebtedness thereby secured being over due and unpaid, and the holder of the said indebtedness having called upon the said Substitute trustee to foreclose the said Deed of Trust, the said Substitute Trustee after due advertisement as required by law and the terms of the Deed of Trust offered said land for sale at the Davidson County Courthouse on the 19th day of November 2002, at 10:00 a.m., when and where **Wilson Bank & Trust** became the last and highest bidder at the price of Ninety Thousand and 00/100 Dollars ($90,000.00).

Now, therefore, the said **Robert E. Lee, acting as Substitute Trustee** as aforesaid, in consideration of the premises and of the said sum of Ninety Thousand and 00/100 Dollars ($90,000.00), to him in hand paid, has bargained and sold and by these present does bargain, sell and convey unto the said **Wilson Bank & Trust**, in fee simple, the land sold as aforesaid, the same lying and being in the County of Wilson, State of Tennessee, in the 5th Civil District, and more particularly described and bounded as follows:

> Land in Davidson County, Tennessee, being Lot No. 123, Section Two-A, Hunters Branch, of record in Plat Book 6250, page 819, as amended in Book 6815, page 77, said Register's Office.
>
> Being the same property conveyed to Charles A. Ferguson and wife, JoAnn Ferguson, by Deed of record in Book 8262, Page 473, Register's Office for Davidson County, Tennessee. Charles A. Ferguson and Charles A. Ferguson, Jr. are one and the same.

To have and to hold, said land and premises, together with all privileges and appurtenances thereunto belonging, to **Wilson Bank & Trust**, in fee simple, in as full and ample a manner as the said Substitute Trustee has power to convey the same.

In testimony whereof, said Robert E. Lee, acting as Substitute Trustee as hereinabove stated, has hereunto set his signature the day and year first above written.

Robert E. Lee, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Robert E. Lee, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the foregoing Substitute Trustee Deed for the purposes therein contained.

Witness my hand and official seal at office in Lebanon, Tennessee, on this the 19th day of November 2002.

Patricia Lane Reed
Notary Public

PATRICIA LANE REED NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 3-27-06

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00 SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19TH DAY OF NOVEMBER 2002.

AFFIANT

Patricia Lane Reed
NOTARY PUBLIC

PATRICIA LANE REED NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3-27-06