Davidson County DEEDTRS
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Fees:13.00 Taxes:457.45
20030127-0011202

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN AND BURNSED, PLLC
SunTrust Center, Suite 1750
424 Church Street
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Nelson Holt & David Shearon 4517 Graycroft Avenue Nashville, TN 37216	SAME	81-3/81

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 24th day of August, 1999, David M. Shearon, married, Nelson Holt, unmarried and Allison Bennett, unmarried, ("Borrowers"), executed a Deed of Trust and conveyed the real property described below to R. Rick Hart, Trustee, for the benefit of Capital Bank and Trust Company (hereinafter may be referred to as "Capital Bank & Trust" or "the Bank"), with the power of sale, to secure payment of a Promissory Note in the original principal amount of $50,190.00 made to the order of Capital Bank & Trust, which Deed of Trust is of record at Instrument Number 20010222-0016613, Register's Office for Davidson County, Tennessee, to which reference is hereby made (the "Deed of Trust"), and to secure payment of indebtedness then existing or to arise thereafter; and

WHEREAS, Capital Bank & Trust, the beneficiary of the above note and Deed of Trust, did appoint R. Garry Chaffin as Substitute Trustee, by instrument of record at Instrument Number 20020826-0102764, Register's Office for Davidson County, Tennessee; and

WHEREAS, there has occurred one or more acts of default in the note evidencing the indebtedness owed to Lender;

WHEREAS, Lender notified the Trustee of the defaults, including Borrower's failure to make the payments called for in the note secured by the above Deed of Trust, and demanded that the Trustee advertise the subject property for sale pursuant to the terms and conditions of the said Deed of Trust;

WHEREAS, the Substitute Trustee did advertise the property for sale in the "Nashville Record" on August 29, September 5, and 12, 2002, in accordance with and in fulfillment of the requirements of the above Deed of Trust;

WHEREAS, the Trustee and/or his agent, in accordance with the requirements of the above Deed of Trust and the published advertisement for sale of the subject property, did on the 24th day of September, 2002, appear and conduct the sale of the herein described property;

WHEREAS, Nelson Holt & David Shearon did place the highest bid for the subject property, being the sum of $123,636.00;

NOW THEREFORE, for and in consideration of the sum of $123,636.00, the Substitute Trustee and/or his agent has bargained and sold, and by these present, does transfer and convey unto the said Capital Bank & Trust, the Grantee herein, its successors and assigns, the property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of H.N. Myers, as shown on plat of record in Book 21, page 48, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to David M. Shearon, Nelson Holt, and Alison Bennett, by Deed of record in Book 11634, page 653, Register's Office for Davidson County, Tennessee.

The Substitute Trustee makes no personal warranties or representations concerning the subject property. The property is sold as is. This conveyance is subject to any prior matters of record including, but not limited to unpaid property taxes.

To have and to hold the said tract or parcel of land, including all appurtenances, estate, title and interest thereto belonging, unto the said Grantee, its successors and/or assigns, forever.

Whenever used, the singular number or pronoun shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, my hand this 27th day of September, 2002.

R. Garry Chaffin, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named R. Garry Chaffin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself to be the Trustee under the above referenced Deed of Trust, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of September, 2002.

Notary Public

My Commission Expires: Oct. 25, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $123,636.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

R. Garry Chaffin, Trustee

Sworn to and subscribed before me this 27th day of September, 2002.

Notary Public

My Commission Expires: Oct 25, 2003