Name and address of owner:	Send tax bills:	Prepared by:
Tennessee Funding Company		**David G. Mangum**
c/o Grassland Financial Services, Inc.		**Attorney at Law**
1108 Battlewood Street		**2012 Eighth Avenue South**
Franklin, TN 37069	**Same**	**Nashville, TN 37204**

MAP/PARCEL: 069-16-0 022.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated July 25, 2002, recorded in Instrument No. 20020809-0096646, Register's Office, Davidson County, Tennessee, Mattie Lou Holt, by Michael Lee Holt with Power of Attorney, conveyed to F.B. Murphy, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by Assignment of record in Instrument No. 20020821-0100907, said Register's Office; and

WHEREAS, by instrument dated December 11, 2002, recorded in Instrument No. 20021226-0158427, said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust and Assignment, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 22 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Nashville Business Journal*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of January 10, January 17, and January 24, 2003, stating that on Friday, January 31, 2003 at 12:30 P.M., at the front door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to **Tennessee Funding Company**, its successors and assigns, for $33,184.19, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, David G. Mangum, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said **Tennessee Funding Company,** (hereinafter referred to as Grantee), its successors and assigns, the following described property situated and lying in Davidson County, Tennessee, and further described as 2006 Ashton Avenue, Nashville TN, and more particularly described as follows:

Davidson County DEEDTRS
Recvd: 02/05/03 11:52 2pgs
Fees:13.00 Taxes:122.78
20030205-0015875

Situated in the 13th Civil District and described according to a survey made by George N. Watkins, Surveyor on June 2, 1951, as follows:

BEGINNING at an iron pin in the easterly margin of Ashton Avenue, 160 feet northerly from the northeast corner of Hydes Ferry Road and Ashton Avenue; thence south 66 degrees 15' east 173.3 feet to a point; thence north 26 degrees 30' east 76 feet to an iron pin; thence north 63 degrees 30' west 170 feet to an iron pin in the easterly margin of Ashton Avenue, south 28 degrees 30' west 85 feet to the point of beginning.

DEED REFERENCE:
BEING the same property conveyed to Jerry Lee Holt and wife, Mattie Lou Holt by deed from Roscoe Smith and wife, Peggy Ann Smith, dated January 1, 1972, of record in Book 4565, page 611, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to proof of death of Jerry Lee Holt, the Limited Power of Attorney of Mattie Lou Holt of record in Instrument No. 20020809-0096645 and the Durable Power of Attorney of Mattie Lou Holt of record in Instrument No. 20020822-010642, Register's Office of Davidson County, TN.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 31st day of January, 2003.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David G. Mangum**, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 31st day of January, 2003.

Kay E. Farmer
Notary Public

KAY E. FARMER NOTARY PUBLIC AT LARGE

My Commission Expires: 7-27-06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $33,184.19.

Affiant

Subscribed and sworn before me, this 31st day of January, 2003.

Kay E. Farmer
Notary Public

KAY E. FARMER NOTARY PUBLIC AT LARGE

My Commission Expires: 7-27-06

#56604