Davidson County DEEDTRS
Recvd: 02/21/03 13:10 2pgs
Fees:13.00 Taxes:178.36
20030221-0023330

TRUSTEE'S DEED

WHEREAS, under date of October 3, 1997, Brenda McGilmer executed a certain deed of trust to Rusty L. Moore, Trustee, for the purpose of securing the debt and obligations therein described, which deed of trust is recorded at Book 10638, Page 836, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the debt and obligation secured by said deed of trust and the undersigned, as Substitute Trustee, was required by Nashville Area Habitat for Humanity, the owner and holder of the debt, to advertise and sell the property conveyed by said deed of trust in compliance with the provisions thereof;

WHEREAS, the undersigned, as Substitute Trustee, did in compliance with provisions of said deed of trust, advertise for sale of the property conveyed by same, the advertisement of sale having been published in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, in the issues of January 23, 30 and February 6, 2003, of said newspaper, said sale having been advertised for February 13, 2003, commencing at 10:15 a.m., C.D.T., at the south door of the Court House, Nashville, Davidson County, Tennessee, at which time and place same was offered for sale and sold; and

WHEREAS, said sale was made subject to prior liens and encumbrances of record, including liens of real estate taxes, and any applicable restrictions, building lines, and easements; and

WHEREAS, the highest and best bid for said property was then and there made by Nashville Area Habitat for Humanity, to-wit: a bid of $48,205.81 for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, John A. Beam, III, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey unto the said Nashville Area Habitat for Humanity, the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being 59 feet of the northerly 67 feet of Lot No. 178, in D.T. McGavock, et als addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brenda McGilmer, an unmarried person, by deed from Nashville Area Habitat for Humanity, Inc., of record in Book 10638, page 833, said Register's Office for Davidson County, Tennessee.

This is improved property located at 1611 12th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD, unto the said Nashville Area Habitat for Humanity, its successors and assigns, in fee simple, forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good except for prior liens of record, including those described hereinabove, and including any prior liens for taxes, and any applicable restrictions, building liens and easements, but warrants same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above described deed of trust, and not further or otherwise.

The proceeds of this sale, the receipt of which the undersigned hereby acknowledges, have been applied as follows:

Amount of Bid	$48,205.81
Publication Cost	255.00
Attorney's Fee	250.00
Title Work	100.00
Recording-Substitution of Trustee	12.00
Balance Credited on Debt Secured By Above-Described Deed of Trust	$47,588.81

Balance to be Disposed of in Accordance
with Provisions of Above-Described
Deed of Trust . . . . . $ -0-

IN WITNESS WHEREOF, the said John A. Beam, III, as Substitute Trustee, has hereunto set his hand this 13th day of February, 2003.

By: _____
John A. Beam, III,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Cynthia C. Parrish, a Notary Public in and for said State and County duly commissioned and qualified, John A. Beam, III, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of February, 2003.

_____
NOTARY PUBLIC

My Commission Expires: Jan. 31, 2004

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PROPERTY OWNER: Nashville Area Habitat for Humanity

PROPERTY ADDRESS: 1533 12th Avenue North
Nashville, Tennessee 37208

MAIL TAX BILLS TO: Nashville Area Habitat for Humanity
c/o Jeanine Gault
533 Hagan Street
Nashville, TN 37204-1220

MAP & PARCEL NO. 81-11 / 526

THIS INSTRUMENT PREPARED BY:

John A. Beam, III
Beam, Miller & Rogers, PLLC
1332 Eighth Avenue North
P.O. Box 280240
Nashville, Tennessee 37228
(615) 726-3434

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $48,205.81 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

SUBSCRIBED AND SWORN to before me this 13th day of February, 2003.

_____
NOTARY PUBLIC

My Commission Expires: Jan. 31, 2004