This Instrument was prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Avenue, Suite 322
Memphis, Tennessee 38117
901.525.2427

Davidson County DEEDTRS
Recvd: 03/06/03 13:45 2pgs
Fees:13.00 Taxes:286.91
20030306-0029828

SUBSTITUTE TRUSTEE'S DEED

On the 4th day of February, 1998, JOSLYN A. STEWART and wife, KAREN E. STEWART executed a Deed of Trust to Arnold M. Weiss, as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee in Book 10797, Page 405 and John B. Philip 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 in Instrument No. 20020809-0096376.

The property is known as 4552 Xavier Drive, Antioch, TN 37211 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 February 6, February 13, and February 20, 2003. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Friday, February 28, 2003 at 12:00 noon and at the place mentioned in the advertisement which was the South Lobby of the Davidson County Courthouse at the South steps 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 ALLISON A. HINES for the sum of $77,542.00, which was the highest and best valid bid offered, and the purchasers, ALLISON A. HINES, have complied with their bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, John B. Philip, Substitute Trustee, does hereby bargain, sells, and conveys unto the said ALLISON A. HINES, the property above mentioned and now more fully described as follows:

BEING LOT NO. 108 ON THE PLAN OF OAKWOOD TERRACE, SECTION 2 OF RECORD IN BOOK 4460, PAGE 118 AND 119, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

Being the property described by deed of record in Book 9585, Page 344, in the Register's Office for Davidson County, TN.

Parcel No. 148-08-0-132.00

The said John B. Philip, 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 John B. Philip, Substitute Trustee, has hereunto set his hand this 28th day of February, 2003.

JOHN B. PHILIP, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 28th day of February, 2003, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared John B. Philip, 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.

LINDA STUNDAHL NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

Linda Stundahl
NOTARY PUBLIC

My Commission Expires
July 11, 2006

AFFIDAVIT OF VALUE

STATE OF TENNESSEE:
COUNTY OF _____:

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, $77,542.00 which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

Allison A Hines
AFFIANT

SUBSCRIBED and sworn to before me this 6 day of March, 2003.

Vicki S Johnson
~~NOTARY PUBLIC~~ Deputy Register

FOR REGISTER'S USE ONLY

Property known as:
4552 Xavier Drive
Antioch, TN 37211

GRANTEE & Send Tax Notice to:
Allison A. Hines
P.O. Box 158030
Nashville, TN 37215

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