Davidson County DEEDTRS
Recvd: 03/06/03 15:18 3pgs
Fees:17.00 Taxes:0.00
20030306-0029970

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on October 6, 2000, William A. Goldring, an unmarried man, and Rosalyn G. Mitchell, an unmarried woman, executed to James Roy Bellar, Trustee, a certain deed of trust conveying to him as Trustee, certain property hereinafter fully set forth and described, which deed of trust is of record under Instrument No. 20001010-0100485 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument No.20021011-0125014 in said Register's Office the above named trustee was replaced by E. Franklin Childress, Jr., Clifford D. Pierce, Jr., and Mary K. Alissandratos, as substitute trustees, any one of whom is empowered to serve with all the title, powers, and duties of the original Trustee named in said Deed of Trust described above; and

WHEREAS, default having been made in the payment of the debts and the performance of the obligations secured by said Deed of Trust, Union Planters Bank, National Association, as the owner thereof, requested the undersigned to advertise and sell the security according to the terms thereof; and

WHEREAS, in accordance with said request, the said real estate described in said Deed of Trust was advertised for sale in THE NASHVILLE RECORD, a newspaper published in Nashville, Tennessee, the first insertion appearing on October 31, 2002, and subsequent insertions appearing on November 7, 2002, and November 14, 2002, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, at twelve o'clock noon on Friday, November 22, 2002, being the time and at the main door of the Court House, Nashville, Davidson County, Tennessee, being the place mentioned in said advertisement, the undersigned offered said real estate for sale in accordance with all the terms and requirements in said Deed of Trust and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Union Planters Bank, National Association, at and for the sum of $132,308.05, which is the highest and best bid in connection therewith;

WHEREAS, Union Planters Bank, National Association, directed and instructed the undersigned to transfer, convey and assign the real estate described in the Deed of Trust to the

Department of Housing and Urban Development, and to deliver the deed of reconveyance to said Department;

NOW, THEREFORE, the undersigned in consideration of the premises and the payment of said bid, which amount has been applied toward the payment of said indebtedness, hereby bargains, sells, conveys, and confirms unto said Department of Housing and Urban Development, the following real estate situated and located in Davidson County, Tennessee, to-wit:

> Being Lot No. 19 on the final plat of The Woods at Neeley's Bend, Phase 1, as of record in Book 9700, Page 928, and revised in Book 9700, Page 997, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said Lot.
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> Being the same property conveyed to William A. Goldring and Rosalyn G. Mitchell, both unmarried, as of record under Instrument No. 20001010-0100484 in the Register's Office of Davidson County, Tennessee.

The conveyance of the aforesaid property is subject to unpaid property taxes, assessments, subdivision restrictions, building lines, and easements of record in the Davidson County Register's Office.

IN WITNESS WHEREOF, Mary K. Alissandratos, as Substitute Trustee has hereunto set her hand this the 22nd day of November, 2002.

Mary K. Alissandratos

MARY K. ALISSANDRATOS
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 22nd day of November 2002, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Mary K. Alissandratos, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed as Substitute Trustee.

WITNESS my hand and Official Notarial Seal at office the day and year above written.

Sandra S. Lee

NOTARY PUBLIC

SANDRA S. LEE
MY COMMISSION
NOTARY PUBLIC AT LARGE
EXPIRES DEC 30, 2002
SHELBY COUNTY, TN

My Commission Expires: 12-30-02

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Conveyance to a Government Entity- Exempt from Payment of Transfer Tax

PROPERTY ADDRESS: 1645 Commanche Run
Madison, TN 37115

OWNER: Department of Housing and Urban Development

MAIL TAX NOTICE TO: Department of Housing and Urban Development
c/o Golden Feather Realty Services, Inc.
2500 Michelson Drive, Suite 100
Irvine, CA 92612

PREPARED BY AND RETURN TO: Wyatt, Tarrant & Combs, LLP
1715 Aaron Brenner Drive, Suite 800
Memphis, TN 38120

Tax Parcel ID:053-14-0-A-019.00CO