THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Davidson County DEEDTRS
Recvd: 06/10/03 09:45 3pgs
Fees:18.00 Taxes:185.00
20030610-0079696

Substitute Trustee's Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Richard W. Uselton, et ux 2161 Tinnin Rd., P. O. Box 432 Goodlettsville, TN 37070-0432	Same as New Owner	Map 34-15-A Parcel 005 CO Field Book LD95037

WHEREAS, by Deed of Trust dated June 19 , 1998, and filed for record in Book 11009, page 609, Register's Office for Davidson County, Tennessee, MICHAEL G. DENSON A/K/A MICHAEL GENE DENSON conveyed to R. RICK HART, Trustee, certain real property in Davidson County, Tennessee, as therein described and as described below to secure to CAPITAL BANK AND TRUST COMPANY the payment of one note dated June 19, 1998 in the original principal amount of $126,000.00, payable with the terms and provisions as provided therein; and,

WHEREAS, by Instrument recorded on April 21, 2003 as Instrument No. 20030421-0052116, Register's Office for Davidson County, Tennessee, Homer R. Ayers was appointed Substitute Trustee under the said Deed of Trust; and,

WHEREAS, default was made under the terms and provisions of the said Deed of Trust and note, and notice was properly given to RANDY A. DENSON, and they having failed to abide by the terms and provisions of the said Deed of Trust; and,

WHEREAS, at the request of MICHAEL G. DENSON A/K/A MICHAEL GENE DENSON and RANDY A. DENSON, only a part of the property described in the said Deed of Trust was designated for sale by foreclosure; and,

WHEREAS, I, Homer R. Ayers, Substitute Trustee, at the request of the holder of the said indebtedness and under and by virtue of the powers vested in me under the Deed of Trust and instruments hereinabove referred to and described, advertised the said real estate as required by law and by the terms of the said Deed of Trust and instruments by giving twenty-one (21) days' notice by three (3) successive publications, namely April 24, 2003, May 1, 2003 and May 8, 2003, in the Nashville Record, a newspaper published at Nashville, Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, statutory right of redemption, dower and marital rights, and homestead as provided in the said Deed of Trust. Pursuant to the said advertisement, on the 26th day May, 2003, at 11:00 A.M. at the main door of the Register of Deeds, located in the Gaylord Entertainment Center, 501 Broadway, Suite 501, Nashville, Tennessee, I, Homer R. Ayers, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove equities as provided in the said Deed of Trust, subject to all restrictions, restrictive covenants, easements, setback lines, unpaid

real estate taxes, and any and all prior mortgages and liens of record, including Federal Tax Liens, as hereinbelow set forth, at which time RICHARD W. USELTON and wife, JANELLE M. USELTON, submitted the highest and best bid in the amount of Fifty Thousand Dollars ($50,000.00).

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, I, Homer R. Ayers, Substitute Trustee, do hereby sell, transfer and convey to the said RICHARD W. USELTON and wife, JANELLE M. USELTON, their heirs and assigns, in fee simple and in bar of all of the equities hereinabove mentioned, the following described real estate, to-wit:

> Parcel #1: Land in Davidson County, Tennessee, being Condominium Unit No. 5 as shown on Exhibit A to the Master Deed for Contractors Office & Storage Facility, Phase I, Condominiums, of record in Book 9794, page 194, said Register's Office, and is located on Lot 16 of the Final Plat of Northgate Business Park, of record in Book 6900, page 889, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Michael Gene Denson by Warranty Deed from Richard W. Uselton and wife, Janelle M. Uselton, of record in Book 10107, page 445, Register's Office for Davidson County, Tennessee.
>
> The property is known as 1228 Northgate Business Parkway, Unit #5, Madison, TN 37115.

; and,

I, Homer R. Ayers, Substitute Trustee, convey to RICHARD W. USELTON and wife, JANELLE M. USELTON, all of the rights conveyed to me as said Substitute Trustee in the said Deed of Trust and instruments, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all of my actions in the premises being solely as Substitute Trustee and not otherwise under the powers vested in me under said Deed of Trust hereinabove referred to and not as an individual.

By their signatures hereto, the Grantees, RICHARD W. USELTON and wife, JANELLE M. USELTON, understand that this conveyance is made subject to the Redemptive Rights of the Internal Revenue Service, with respect to the following Federal Tax Liens:

A. Federal Tax Lien filed against Randy A. and Mary A. Denson filed by the Small Business/Self-Employed Area No. 8 on September 13, 2002 in the amount of $9,456.56, plus penalty and interest, filed for record in Instrument No. 20020913-0111693, Register's Office for Davidson County, Tennessee; and,

B. Federal Tax Lien filed against Randy A. Denson by the Small Business/Self-Employed Area No. 8 on September 13, 2002 in the amount of $43,554.43, plus penalty and interest, filed for record in Instrument No. 20020913-0111695, Register's Office for Davidson County, Tennessee.

THIS the 4th day of June, 2003.

HOMER R. AYERS, Substitute Trustee

GRANTEES:

RICHARD W. USELTON

JANELLE M. USELTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOMER R. AYERS, the 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 the 4th day of June, 2003.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD W. USELTON and wife, JANELLE M. USELTON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 4th day of June, 2003.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Sworn to and subscribed before me, this the 4th day of June, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005