THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

M. NORRIS JENKINS

Map 91-7
Parcel 3

Substitute Trustee

SUBSTITUTE TRUSTEE'S DEED

Address New Owner:
Send Tax Bills To:
James Holder
1161 Hunters Lane
Nashville, TN 37207

Davidson County DEEDTRS
Recvd: 07/23/03 08:57 3pgs
Fees:18.00 Taxes:144.70



20030723-0102847

WHEREAS, by Deed of Trust executed July 25, 1997, and recorded in Book 10544, page 149, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from C. Alan Golden (Mortgagor) to C. Edward Coomer, Trustee, to secure payment of a promissory note of the same date as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note was not paid when due the lawful holder of said note was authorized to declare the whole of said note immediately due and payable and to sell said real property at auction for cash to the highest bidder free from all rights and claims of said Mortgagor, his heirs, administrators, successors or assigns, after advertising the time and place of said sale; and

WHEREAS, said Deed of Trust further provides that in the event said Trustee was unable to act and serve as Trustee, that the holder of said note was authorized to appoint a Substitute Trustee; and

WHEREAS, Roger W. Brink and wife, Janet P. Brink, are the owners and holders of said note and Deed of Trust by virtue of the instrument recorded in Book 10544, page 149, Register's Office of said County; and

WHEREAS, Roger W. Brink and wife, Janet P. Brink did appoint M. Norris Jenkins as Substitute Trustee by instrument of record in Instrument No. 20030618-0083960 Register's Office for said County, vesting in said Substitute Trustee all of the rights, powers and privileges of the original Trustee; and

WHEREAS, default did occur in the payment of said indebtedness, the whole of said indebtedness was declared immediately due and payable and notice was given by publication in a newspaper of general circulation in said County, that the property would be sold at the outside door of the Register of Deeds Office, 501 Broadway, Suite 501, Gaylord Entertainment Center, Nashville, TN, on Tuesday, July 22, 2003, at 11:00 a.m., for the highest and best bid for cash; and

WHEREAS, the sale was conducted at the time and place as advertised and James Holder was the highest and best bidder for cash, said bid being in the amount of $39,108.00;

NOW THEREFORE, I, M. Norris Jenkins, Substitute Trustee, by virtue of the authority vested in me and pursuant to the terms of said Deed of Trust, have this day bargained and sold and do by these presents transfer and convey to James Holder, his successors and assigns forever, that certain land described as follows:

> Being Lot No. 1223 and the westerly 15 feet of Lot Number 1221, Block 39, Plan 2, West Nashville, as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.
>
> Said lot and part of lot adjoin and front together 50 feet on the northerly side of Pennsylvania Avenue and run back between parallel lines, Lot No. 1223 running back along the east margin of 54th Avenue North, 150 fee to an alley.
>
> Being the same property conveyed to C. Alan Golden by deed from Roger W. Brink and wife, Janet P. Brink and Glen M. Brink of record in Book 10544, page 146, Register's Office for Davidson County, Tennessee.
>
> This is improved property at 5310 Pennsylvania Avenue, Nashville, TN 37209.

It is the intention and purpose of M. Norris Jenkins, Substitute Trustee, to convey the above described property with all of the covenants and warranties which he is authorized to make as such Substitute Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Substitute Trustee and not individually. This sale is in accordance with the Federal Housing and Community Development Act of 1987, Section 569 Sub(2)(B) and there is no right of redemption in the mortgagor or any other person.

IN WITNESS WHEREOF, I, M. Norris Jenkins, Substitute Trustee, have executed this deed of conveyance this 22nd day of July, 2003, by subscribing hereto my official signature.

M. NORRIS JENKINS

M. Norris Jenkins SUB. TRUSTEE
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, M. Norris Jenkins, Substitute Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 22nd day of July, 2003, at Nashville, Tennessee.

My Commission Expires:
3-26-05

PHYLLIS KEENAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Phyllis Keenan
NOTARY PUBLIC

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $39,108.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 22nd day of July, 2003, at Nashville, Tennessee.

My Commission Expires:
3-26-05

PHYLLIS KEENAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Phyllis Keenan
NOTARY PUBLIC