This Instrument was Prepared by:
Frank W. Ziegler, III, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
201 4th Avenue North, Suite 1300
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
Capital Journey, LLC.
201 Thompson Lane
Suite 200
Nashville, TN 37211
SEND TAX BILLS:

SAME

Map 081 060 015.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF July 20 03

Deputy Register

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $11,901.00

AFFIANT

Subscribed and sworn to before me this the 25th day of July, 2003.

NOTARY PUBLIC

My Commission Expires 3-26-05

Davidson County DEEDTRS
Recvd: 07/25/03 14:52 2pgs
Fees:13.00 Taxes:111.00
20030725-0104374

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 23rd day of March, 1994, John H. Washington, unmarried, executed a Deed of Trust to Joanie Abernathy, Trustee, to secure a promissory note of even date in the amount of $35,800.00, payable to the order of First Union Home Equity Corporation as fully set out in Book 9295, Page 828, as assigned as Instrument No. 20030710-0095912, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said Joanie Abernathy, Trustee, is unable to act as Trustee under said Deed of Trust, and I have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record as Instrument No. 20030721-0102035, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and CitiCorp Trust Bank, FSB. formerly known as Commercial Credit by assignment from First Union Home Equity Corporation the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, Substitute Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on July 3, 10 & 17, 2003, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Substitute Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Friday, July 25, 2003, at 1:00 p.m. at the front door of the Gaylord Entertainment Center, 501 Broadway in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Capital Journey, LLC. was the highest and best bidder, the amount of its bid being in the sum of Eleven Thousand Nine Hundred One Dollar and 00/100 ($11,901.00) dollars,; and

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Eleven Thousand Nine Hundred One Dollar and 00/100 ($11,901.00) dollars, cash in hand paid, as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto Capital Journey, LLC. hereinafter known as the Grantee, its successors and assigns a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 88 on the map of Cumberland Gardens Subdivision, as of record in Book 2900, pages 3 & 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 88 fronts 53.60 feet on the south margin of O'Neal Drive and runs back 168.0 feet on the east line of 156.7 feet on the west line to a dead line measuring 36.0 feet thereon.

Being the same property conveyed to John H. Washington by Warranty Deed from Cassie D. Wilcox of record in Book 6824, page 186, Registers Office for Davidson County, Tennessee.

The street address of the Property is believed to be 2703 O'Neal Drive, Nashville, Tennessee 37208, but such address is not part of the legal description of the Property. In the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 9295, Page 828, as assigned as Instrument No. 20030710-0095912, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Grantee, its successors and assigns, all the rights, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I as Substitute Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Substitute Trustee, has hereto set his hand, this the 25th day of July, 2003.

Robert P. Ziegler, SUBSTITUTE TRUSTEE
A RESIDENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 25th day of July, 2003.

Laura Martin
NOTARY PUBLIC

My Commission Expires:
3-26-05