THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDTRS
Recvd: 08/04/03 07:54 3pgs
Fees:18.00 Taxes:156.45
20030804-0109703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 9th day of April, 1999, BOBBY D. DAVIS was named Trustee by Deed of Trust of even date, executed by DONALD SIMPSON AND WIFE, VICKIE SIMPSON, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure to JACK DAVIS, JR. the payment of one (1) note of even date in the original principal amount of $48,000.00, payable with terms and provisions as provided therein, said Deed of Trust being recorded in Book 11489, Page 474, Register's Office for DAVIDSON County, Tennessee; and

WHEREAS, on the 9TH day of JUNE, 2003, THOMAS E. STEWART was named Substitute Trustee by Appointment of Substitute Trustee, of record in INSTRUMENT NO. 20030618-0084050, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said DONALD SIMPSON having since died; and

WHEREAS, default was made under the terms and provisions of said Deed of Trust and Note and notice was properly given to the said VICKIE SIMPSON, A WIDOW, and the said VICKIE SIMPSON, A WIDOW, having further failed to abide by the terms and provisions of the said Deed of Trust; and

WHEREAS, I, THOMAS E. STEWART, SUBSTITUTE TRUSTEE, at the request of the holder of said indebtedness and under and by virtue of the powers vested in me as Substitute Trustee under the said Deed of Trust and Appointment of Substitute Trustee and instruments hereinabove referred to and described, advertised the said real estate as required by law by the terms of said Deed of Trust and instruments, by giving Thirty (30) days notice by three (3) successive publications, namely JUNE 12, 2003, JUNE 19, 2003 AND JUNE 26, 2003, in the Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption and dower and homestead as provided in said Deed of Trust. Pursuant to said advertisement, on JULY 14, 2003, at 12:00 p.m., I, as said Substitute Trustee, offered to 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 said Deed of Trust, at which time LINDA BROWN, submitted the highest and best bid in the amount of FORTY TWO THOUSAND TWO HUNDRED EIGHTY THREE AND 96/100 ($42,283.96) DOLLARS.

NOW, THEREFORE, in consideration of the premises, I, THOMAS E. STEWART, Substitute Trustee, do hereby transfer and convey unto LINDA BROWN, her successors, heirs and assigns, in fee simple, and in bar of all the equities hereinabove mentioned, certain real estate located in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference as if fully set forth herein.

This is improved property known as 555 N. DUPONT AVENUE, UNIT E-101, MADISON, TN 37115.

AND I, THOMAS E. STEWART, SUBSTITUTE TRUSTEE, convey to LINDA BROWN, her successors, heirs and assigns, all the rights conveyed to me as said SUBSTITUTE TRUSTEE, in 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 and instruments hereinabove referred to and not as an individual.

The herein conveyance is subject to any prior liens and restrictions, if any, and all plats, restrictive covenants, easements and setback lines, if any, recorded in said Register's Office applicable to said property and is further subject to 2003 and all future real estate taxes.

WITNESS my hand and seal on this the 15th day of 15th day of July, 2003.

THOMAS E. STEWART,
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS E. STEWART, SUBSTITUTE TRUSTEE, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 15TH day of JULY, 2003.

notary public

My commission expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

ADDRESS NEW OWNER:

LINDA BROWN
P.O. Box 1191
Hendersonville, TN 37077

SEND TAX BILLS TO:
Same

MAP & PARCEL NO.

MAP 43-10 B, PARCEL 101CO

SAME

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer, is $42,283.96, this 28 day of July, 2003.

AFFIANT

Sworn to and subscribed before me this 28 day of July, 2003.

NOTARY PUBLIC

My commission expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

EXHIBIT 'A'

A certain condominium apartment in Davidson County, Tennessee, being Unit No. E-101 of Madison Park Condominiums, Phase II, of record in Plat Book 5200, pages 179 thru 182, Register's Office for Davidson County, Tennessee, which plan reference and record thereof are incorporated herein and made a part hereof by this reference thereto.

BEING the same property conveyed to Donald Simpson and wife, Vickie Simpson, by Deed from Jack Davis, of record in Book 11489, page 471, Register's Office for Davidson County, Tennessee.