THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDTRS
Recvd: 09/08/03 07:43 3pgs
Fees:18.00 Taxes:214.88
20030908-0130304

SUBSTITUTE TRUSTEE'S DEED

Address New Owner and Send Tax Bills To:

Bank One
N54 W13600 Woodale Drive
Mail Station WI1-4030
Menomonee Falls, WI 53051

Map-Parcel Numbers:

84 10 39

WHEREAS, Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Jeffrey M. Ogborn and Mijean Ogborn, husband and wife, to National Lending Center Tilt, Inc., Trustee, dated the 26th day of August, 1998, and being of record at Book 11084, page 877-887, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof, Bank One.

WHEREAS, Appointment of Substitute Trustee having been duly executed by the holder of the note and beneficiary of said Deed of Trust, Appointment of Substitute Trustee being of record at Instrument No. 20030423-0053822, in the Register of Deed's Office, Nashville, Davidson County, Tennessee, and appointing William Timothy Hill as Substitute Trustee.

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock noon (12:00 noon), August 25, 2003, on the corner of 5th and Broadway Main Entrance of the Gaylord Entertainment Center in Nashville, Davidson County, Tennessee, when and where Bank One ("Grantee"), became the last and highest bidder at the price of Fifty-Eight Thousand Seventy-Seven ($58,077.00) Dollars.

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of

which are acknowledged, William Timothy Hill, Substitute Trustee, hereby conveys the Property described hereto in Exhibit "A", to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

William Timothy Hill, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 25th day of August, 2003.

William Timothy Hill, as
Substitute Trustee and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named William Timothy Hill, Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of August, 2003.

Notary Public

My commission expires: 7/24/04

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $58,077.00.

Affiant

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

Notary Public

My commission expires: 7/24/04

EXHIBIT "A"

Being Lot No. 313 on the Plan of Maplecrest of record in Book 1835, page 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 313 fronts 130 feet on the easterly side of Maplecrest Drive as measured along a slight curve and runs back 146.5 feet on the south line and 120 feet on the northeasterly line, to a dead line, measuring 30 feet thereon.

This being the same property conveyed to Jeffrey M. Osborn, married by Warranty deed from Candace Simpson, married dated 8/26/98 of record in Book 11084, page 874, Register's Office of Davidson County, Tennessee.

This is improved property known as 2204 Maplecrest Drive, Nashville, TN 37214.