THIS INSTRUMENT PREPARED BY:
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315 Deaderick Street, Suite 1230
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Davidson County DEEDTRS
Recvd: 09/12/03 11:17 3pgs
Fees:18.00 Taxes:60.35
20030912-0134273

SUBSTITUTE TRUSTEE'S DEED

Address New Owner and Send Tax Bills To:

Roberts Real Estate, LLC
201 Thompson Lane Ste 200
Nashville, TN 37211

Map-Parcel Numbers:

081 110 576 00

WHEREAS, Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Michael Bryant and Pauline Bryant, husband and wife, to Mr. Robert Frappier, Trustee, dated the 25th day of October, 1999, and being of record in Book 11727, page 383, 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 in Instrument No. 20030214-0020333, in the Register of Deed's Office, Davidson County, Nashville, 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), September 5, 2003, on the front door of the Register of Deeds, Gaylord Entertainment Center, 501 Broadway St., Nashville, Davidson County, Tennessee, when and where James Roberts ("Grantee"), became the last and highest bidder at the price of Sixteen Thousand Three Hundred Eleven and 00/100 ($16,311.00) 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 8th day of September, 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 8th day of September, 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 $16,311.00.

Affiant

Subscribed and sworn to before me this 8th day of September, 2003.

Notary Public

My commission expires: 7/24/04

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly One-Half of Lot No. 209 on the plan of McGavock, Wetmore and other's second addition, called the addition to the town of McGavock, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Michael Bryant, by Warranty Deed from Bobby Lee Northcutt, dated March 16, 1999, and recorded in March 24, 1999 in Book 11398, page 87, Register's Office for Davidson County, Tennessee.

And being further conveyed to Michael Bryant and wife, Pauline Bryant by Quitclaim Deed being recorded simultaneously here with.

This is improved property known as 1536 14th Avenue North, Nashville, TN 37208.