PICK

THIS INSTRUMENT PREPARED BY:
Gary S. Rubenstein
Schulman, LeRoy & Bennett, P.C
501 Union Street, Suite 701
Post Office Box 190676
Nashville, TN 37219-0676

Davidson County DEEDTRS
Recvd: 09/12/03 15:51 4pgs
Fees:23.00 Taxes:111.00
20030912-0134631

SUBSTITUTE TRUSTEE'S DEED

Address New Owner and Send Tax Bills To:

Madison Park Homeowners Association, Inc.
555 North Dupont Avenue
Office
Madison, TN 37115

Map-Parcel Number:

Map: 43-10 Group A
Parcel 75.00 CO

WHEREAS, Default having been made in the terms and condition of payments pursuant to a certain Deed of Trust executed by Charles A. Wheeler and wife Jacqueline C. Wheeler, dated August 31st, 1999 and being of record in Book 11646 page 704, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, and subject of assignment to Madison Park Homeowners Association, Inc., being of record in Instrument No. 20021104-0134966, 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, Madison Park Homeowners Association, Inc.

WHEREAS, Appointment of Substitute Trustee having been duly executed by the holder of the note and beneficiary of said Dead of Trust, Appointment of Substitute Trustee being of record in Instrument No. 20030407-0045676, in the Register's Office for Davidson County, Tennessee, and appointing Gary S. Rubenstein 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 requited 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 29, 2003, at the Register's Office for Davidson County, Tennessee, 501 Broadway, Nashville, TN, where and when Madison Park Homeowners Association, Inc. became last and highest bidder at a price of Thirty Thousand Dollars ($30,000.00).

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, Gary S. Rubenstein, 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.

Gary S. Rubenstein, 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 10TH day of September, 2003.

Gary S. Rubenstein, as Substitute Trustee
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 Gary S. Rubenstein, 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 10th day of September, 2003.

Jana K. Stone
Notary Public

JANA K. STONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 1-28-2006

The actual consideration for this transfer or value of the property transferred, whichever is greater, is 30,000.00

Mary A. Rubenstein
Affiant

Subscribed and sworn to before me this 10th day of September, 2003.

Jana K. Stone
Notary Public

JANA K. STONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 1-28-2006

EXHIBIT A

Land situated in Davidson County, Tennessee, being Unit No. C-311 on the plan of Madison Park Condominiums according to the Master Deed of Record in Book 5462, page 614, as corrected by Book 5608, page 551, and corrected by Book 8014, page 416 Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, pages 179 through182 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more particular description.

Also known as 555 North Dupont Avenue, unit C-50, Madison, TN 37115.

Being the same property previously conveyed to Charles A. Wheeler and wife Jacqueline C. Wheeler by deed from the W.L. Goad and Hilda F. Goad Living Trust of record in Book 11646, page 701 Register's Office for Davidson County, Tennessee.