Name and address of new owner and send tax bills to:
Nashville Area Habitat for Humanity, Inc.
533 Hagan Street
Nashville, TN 37203-4831

Prepared by:
David G. Mangum, Attorney
2012 Eighth Avenue South
Nashville, TN 37204

MAP-PARCEL NO.: 082-08-0 281.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated March 15, 1996, recorded in Book 9981, page 91, Register's Office, Davidson County, Tennessee, Shirley Jean Knox, unmarried, conveyed to Justin T. Milam, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated November 4, 2003, and recorded in Instrument No.: 20031111-0164905, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 22 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the *The Nashville Business Journal*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of November 28, December 5, and December 12, 2003, stating that on Friday, December 19,2003 at 12:00 o'clock Noon, outside the entrance to the Old Ben West Library Building at 225 Polk Avenue, Downtown Nashville, Tennessee 37201, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to **Nashville Area Habitat for Humanity, Inc.**, its successors and assigns for $48,500.00, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, David G. Mangum, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said **Nashville Area Habitat for Humanity, Inc.**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of J.W. Hart's Addition, as of record in Book 57, page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

DEED REFERENCE:

Davidson County DEEDTRS
Recvd: 12/22/03 13:04 2pgs
Fees:13.00 Taxes:179.45
20031222-0181783

BEING the same property conveyed to Shirley Jean Knox by deed from Nashville Area Habitat for Humanity, Inc. of record in Book 9981, page 88, said Register's Office.

This property has a mailing address of 712 McFerrin Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 19th day of December, 2003.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 19th day of December, 2003.

Kay E. Farmer
Notary Public

My Commission Expires: 7-29-06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $48,500.00.

Affiant

Subscribed and sworn before me, this 19th day of December, 2003.

Kay E. Farmer
Notary Public

My Commission Expires: 7-29-06

File #56145