THIS INSTRUMENT PREPARED BY:

JOSEPH L. LACKEY, JR.
NOEL PLACE, SUITE 125
200 FOURTH AVENUE NORTH
NASHVILLE, TENNESSEE 37219
(615) 726-3555

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $52,400.00

Affiant

Subscribed and sworn to before me, this the 8 day of January, 2004.

Notary Public

My Commission Expires: 2-28-2004

SHARON STUTTS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/09/04 10:00 3pgs
Fees:18.00 Taxes:193.88
20040109-0003740

SUBSTITUTE TRUSTEE'S DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Nancy Ryans C/o Arimenta Williams 700 Craighead Lane, Suite 103 Nashville, TN 37204	Same	082030-397.00

WHEREAS, RICCI HALL, by Deed of Trust (the "Deed of Trust") of record in Instrument No. 20020628-0078387, Register's Office for Davidson County, Tennessee, conveyed to **ROBERT SPANN**, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to **NANCY RYANS**; and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by Instrument No. 20030822-0122659, Register's Office for said County; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Nashville Record on December 4, 11, and 18, 2003.

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the Main Entrance of the Gaylord Entertainment Center, 501 Broadway, 5th and Broadway, Nashville, Tennessee 37203 at 11:00 a.m. on January 5, 2003, and Nancy Ryans

(hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Fifty Two Thousand, Four Hundred Fifty-Six Dollars ($52,456.00).

NOW, THEREFORE, JOSEPH L. LACKEY, JR., in his capacity as Substitute Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being the northerly fifty feet of Lot No. 3 in J. M. Eatherly's Addition to East Nashville, as of record in Book 57, page 138, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 3 fronts fifty feet on the northerly side of North Fourth Street, formerly Lischey Avenue, and runs back between parallel lines with the southerly margin of Vaughn Avenue, 178 feet, more or less, to an alley.
>
> Being the same property conveyed to Mr. Ricci Hall, by deed from the Metropolitan Government of Nashville and Davidson County, of record in Book 8857, page 978, and by deed of correction, of record in Book 9112, page 382, and by quitclaim deed fromC.H. Reed, of record in Book 9115, page 522, as re-recorded in Book 9120, page 61, said Register's Office, said property having been sold at tax sale of record in Instrument No. 20001005-0099237, and re-conveyed to Ricci Hall by Decree of Redemption, of record in Instrument No. 20010412-0036061, said Register's Office.
>
> Further being the same property conveyed by Ricci Hall by Deed of Trust to Robert Spann, Trustee having been replaced by Joseph L. Lackey, Jr., Substitute Trustee, by Instrument Number 20030822-0122659, Register's Office for said County.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same, but subject to the matters set forth herein. Subject to such matters set forth herein, Joseph L. Lackey, Jr., as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 8 day of January, 2004.

JOSEPH L. LACKEY, JR.,
SUBSTITUTE TRUSTEE

ACKNOWLEDGMENT:

STATE OF TENNESSEE _____)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JOSEPH L. LACKEY, JR.**, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8 day of January, 2004.

NOTARY PUBLIC

SHARON STULTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7-24-04