Name and address of new owner and send tax bills to:
Integrity Real Estate, LLC
569 Holt Valley Rd.
Nashville, TN 37221

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

Davidson County DEEDTRS
Recvd: 08/27/04 12:42 2pgs
Fees:13.00 Taxes:225.70
20040827-0103863

MAP-PARCEL NO.: 081-11-0 522.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated September 9, 1999, recorded in Book 11667, page 574, Register's Office, Davidson County, Tennessee, Freda Campbell, an unmarried person, conveyed to Rusty L. Moore, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, said Deed of Trust was amended by Instrument No.: 20030902-0126661, said Register's Office; and

WHEREAS, by instrument dated July 14, 2004, and recorded in Instrument No.: 20040723-0088629, said Register's Office, 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 August 6, August 13, and August 20, 2004, stating that on Friday, August 27, 2004 at 11:00 o'clock a.m., 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 **Integrity Real Estate, LLC**, its successors and assigns for $43,041.00, 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 **Integrity Real Estate, LLC**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

LAND in Davidson County, Tennessee, being the easterly 100.0 feet of Lot No. 176 on the Plan of D.T. McGavock's and others addition, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

DEED REFERENCE:
BEING the same property conveyed to Freda Campbell, un married by deed from Nashville Area Habitat for Humanity, Inc., a Tennessee nonprofit corporation of record in Book 11667, page 571, said Register's Office.

MAP/PARCEL: 081-11-0 522.00
PROPERTY ADDRESS: 1601 12th Avenue, North, Nashville, TN 37207, as shown on the tax maps of Assessor of Property for Davidson County, TN.

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 27th day of August, 2004.

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 27th day of August, 2004.

KAY E. FARMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Kay E. Farmer
Notary Public

My Commission Expires: 7/29/06

File #58711

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF August 20 04

Deputy Register