This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX GRAY & DENNEN, PLLC
1620 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1620

58B

Instr:200004140037928 Page: 1 OF 4
REC'D FOR REC 04/14/2000 3:52:41PM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $171.50

Address New Owner(s): Send Tax Bills To: Map & Parcel Nos.:
Bay Financial Savings Bank, F.S.B.SAME — Map 083-13-0
5537 Sheldon Road, Suite D — Parcel 319.00
Tampa, Florida 33615

SUCCESSOR TRUSTEES' DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated May 14, 1999, executed by Ruby Temple, a single person, to AMERICAN TITLE COMPANY, INC., Trustee, of record in Book 11489, page 628, Register's Office for Davidson County, Tennessee ("the Deed of Trust"); and

WHEREAS, Bay Financial Savings Bank, F.S.B., the owner and holder of the indebtedness secured by the Deed of Trust replaced AMERICAN TITLE COMPANY, INC., Trustee, and appointed Marshall L. Hix and Keith C. Dennen, Successor Trustees, under the Deed of Trust by Appointment of Successor Trustees recorded as Instrument No. 200002040012063, Register's Office for Davidson County, Tennessee, with authority for either of them to act alone with the powers given the Trustee in the Deed of Trust; and

WHEREAS, Marshall L. Hix, Successor Trustee, caused certain real property described in the Deed of Trust ("the Property") to be advertised in accordance with the provisions of the Deed of Trust, advertising that the Property would be sold at 11:45 a.m., prevailing time on Thursday, April 13, 2000, at the south front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in the Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, the Successor Trustee or his duly appointed agent personally appeared and offered said property for sale at public outcry and the highest, best, and last bid received was the sum of

Forty-Six Thousand Three Hundred Fifty and 00/100 Dollars ($46,350.00), by Bay Financial Savings Bank, F.S.B. (hereinafter referred to as "the Grantee"), and the Property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Forty-Six Thousand Three Hundred Fifty and 00/100 Dollars ($46,350.00) paid by the Grantee, Marshall L. Hix, Successor Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its successors, heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

DESCRIPTION

Land located in Davidson County, Tennessee, being Lot No. 126 on Block "M" on the Map of the Subdivision on the Lindsley Home Place, of record in Plat Book 2, page 92, of the Chancery Court at Nashville, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ruby Temple, by Installment Deed, from Morris Stacey and wife, Alice Irene Stacey, of record in Book 4320, page 319, said Register's Office.

This is improved property known as 1401 Lillian Street, Nashville, Tennessee 37206.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors, heirs and assigns forever.

And the Successor Trustee covenants with the Grantee that he is lawfully seized and possessed of said real property as Successor Trustee only and, by the terms of the Deed of Trust, has a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

The Successor Trustee further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its successors, heirs and assigns, against the lawful claims of any persons claiming by or through him as Successor Trustee, but no further or otherwise;

it being the intention of the Successor Trustee only to convey to Grantee no greater title in the subject real estate than he received as Successor Trustee and that, as Successor Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded master deed, plat or plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 13th day of April, 2000.

Marshall L. Hix, Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this county, Marshall L. Hix, Successor Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of April, 2000.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires December 24, 2000

KEITH C. DENNEN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $46,350.00.

AFFIANT

Subscribed and sworn before me on this 13th day of April, 2000.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires December 24, 2000

KEITH C. DENNEN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.