Instr:200007140069678 Page: 1 OF 2
REC'D FOR REC 07/14/2000 9:15:49AM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $78.44

SEND TAX BILLS TO:
Edd Turner
775 Hill Road
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Michael I. Mossman, Attorney
Suite 500, One Church St. Bldg.
Nashville, Tennessee 37201

Map-Parcel 081-02-0-090.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, on the 26th day of March, 1997, Nay H. Carr, executed a Deed of Trust conveying to R. Grattan Brown, Jr. and Charles A. Neale, certain land to secure a note in the amount of $19,000.00, payable to Nashville Bank of Commerce as fully set forth of said Deed of Trust in the Register's Office for Davidson County, Tennessee, in Instrument No. 0291105, Book 10406, Page 443.

WHEREAS, the said R. Grattan Brown, Jr. and Charles A. Neale, declined to serve as Trustee, and thereafter Michael I. Mossman was named Successor Trustee by instrument of record in Instrument No. 200005310054165, Register's Office for Davidson County, Tennessee; and

WHEREAS, Michael I. Mossman, Successor Trustee, at the request of the holder of said indebtedness, and under and by virtue of the power invested in him as such Successor Trustee, in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely June 16, 2000, June 23, 2000, and June 30, 2000, in The Nashville Business Journal, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust, and

PURSUANT to said advertisement, on July 10, 2000, at 12:00 Noon at the front door of the Courthouse in Davidson County, Tennessee, he, as such Successor Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equity of redemption as provided in said Deed of Trust, but subject to any and all unpaid taxes; restrictive covenants, easements and set back lines; and any and all redemption rights, including rights of redemption of any governmental agency, State or Federal; and any and all other prior liens or encumbrances against said real property, at which time Edd Turner and Charles Gibson, submitted the highest and best bid in the amount of $21,200.70.

NOW, THEREFORE, in consideration of the premises, Michael I. Mossman, Successor Trustee, does hereby sell, transfer, and convey to Edd Turner and Charles Gibson, their successors and assigns in fee simple, and in bar of all equities above mentioned the following described real property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Buena Vista Heights Addition, of record in Book 161, page 19, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 80 fronts 50.0 feet on the northerly margin of Nubell Street, formerly Bell Street, and runs back between parallel lines 150.0 feet along the easterly margin of 23rd Avenue, North, to an alley.
>
> Being the same property conveyed to Nay H. Carr by deed from Robert H. Schwartz, Trustee of record in Book 5681, page 344, re-recorded in Book 5682, page 762, Register's Office for Davidson County, Tennessee, the said Nay H. Carr, having since died.
>
> This is improved property located at 1736 Nubell Street, Nashville, TN 37208

Michael I. Mossman, Successor Trustee, conveys to , all the rights conveyed to him as Successor Trustee, in said Deed of Trust, and including such covenants and warranties as he, as such Successor Trustee, may lawfully make, all his actions in the premises being solely as Trustee and not otherwise, under the power vested in him under said Deed of Trust hereinabove referred to and not as an Individual.

WITNESS, my hand and Nashville, Tennessee this 11 day of July, 2000.

MICHAEL I. MOSSMAN
Successor Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael I. Mossman, Trustee, 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, Davidson County, Tennessee, this 11th day of July, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires NOV. 24, 2001

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $21,200.70.

AFFIANT

Sworn to and subscribed before me, this 11th day of July, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires NOV. 24, 2001