This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215-2860

Instr:200007280074462 Page: 1 OF 2
REC'D FOR REC 07/28/2000 8:49:31AM
RECORD FEE: $10.99
M. TAX: $0.00 T. TAX: $490.34

TRUSTEE'S DEED

Michael J. Philbin,
Successor Trustee

to

SUNTRUST MORTGAGE, INC.
P. O. Box 26149
Richmond, VA 23260-6149
SEND TAX BILLS HERE
NO MORTGAGEE

Map #149-9
Parcel #267
Field Book #02DX09824

WHEREAS, Linda K. Jones, unmarried, executed a deed of trust on the 19th day of November, 1998, which was recorded in Book 11217, Page 429, Register's Office, Davidson County, Tennessee, conveying to Coomer and Jenkins, Trustee, the property hereinafter described to secure the payment of a promissory note referred to in said deed of trust; and

WHEREAS, Michael J. Philbin, was appointed Successor-Trustee, said appointment being recorded in Book 11730, Page 559, Register's Office, Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, the GRANTOR herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in the Nashville Record Newspaper, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, the sale was held at the time and place advertised, to-wit: July 25, 2000 at 10:30 a.m. at the front door of the courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash in bar of all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share; and

WHEREAS the GRANTEE herein, SunTrust Mortgage, Inc., being the highest and best bidder at said sale with a bid of One Hundred Thirty-Two Thousand, Five Hundred Twenty-Four and 01/100 Dollars ($132,524.01) was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of One Hundred Thirty-Two Thousand, Five Hundred Twenty-Four and 01/100 Dollars ($132,524.01) paid by SunTrust Mortgage, Inc., the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto SunTrust Mortgage, Inc., its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 85 on the Plan of Hunters Run, Section One, of record in Plat Book 9700, page 341, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being the same property conveyed to Linda K. Jones by deed of record in Book 11217, Page 426, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1109 Remington Trace, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said SunTrust Mortgage, Inc., its successors and assigns forever as fully and completely as the Successor-Trustee can or ought to convey under the power vested in the Trustee in said Deed of Trust and his appointment as Successor-Trustee; and said Successor-Trustee, the Grantor herein, does hereby transfer and assign to SunTrust Mortgage, Inc., its successors and assigns all the warranties and covenants made in said Deed of Trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 25th day of July, 2000.

Michael J. Philbin, Trustee
Michael J. Philbin, Successor-Trustee

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Philbin, Successor-Trustee, the bargainor, with whom I am personally acquainted or proved to me on 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 Nashville, Tennessee, this 25TH day of July, 2000.

DARLA HIXON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Darla Hixon
My Commission Expires
May 26, 2002

Darla Hixon
Notary Public

Commission Expiration Date

Printed Name of Notary

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration of value, whichever is greater for this transfer is $132,524.01.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of July, 2000.

DARLA HIXON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Darla Hixon
My Commission Expires
May 26, 2002

Darla Hixon
Notary Public

Commission Expiration Date

Printed Name of Notary