This instrument prepared by:

Robert A. Anderson
Suite 350, 2021 Richard Jones Road
Nashville, Tennessee 37215

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TRUSTEE'S DEED

WHEREAS, on the 1st day of August, 1996, Ronald Anthony Clemons and Leah Ann Clemons executed a certain Deed of Trust conveying to Robert A. Anderson, Trustee, the property described in Exhibit "A" attached hereto to secure to Louis R. Kraag, the payment of an indebtedness described in such Deed of Trust and evidenced by a Promissory Note in the original principal amount of Sixty Three Thousand Five Hundred Dollars and 00/100's ($63,500.00) plus interest, such Deed of Trust being of record in Book 10143, page 404, Register's Office for Davidson County, Tennessee; and

WHEREAS, the default having been made in the payment of the indebtedness secured by such Deed of Trust, the undersigned, Robert A. Anderson, Trustee, at the request of the holder of the indebtedness and under and by virtue of the powers vested in me as Trustee, by such Deed of Trust, advertised such real property as required by law under the terms of such Deed of Trust on December 21, 2000, December 28, 2000 and January 4, 2001 in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee for sale for case, free from the equity of redemption, all statutory rights of redemption, marital rights and all other exemptions of every kind, for the purpose of paying such indebtedness; and

WHEREAS, pursuant to such advertisement, on Friday, January 12, 2001 at 12:00 noon at the front door of the Davidson County courthouse in the city of Nashville, Davidson County, Tennessee, the undersigned, Robert A. Anderson, Trustee, offered for sale at public outcry to the highest and best bidder the real property described below, paying cash, free from the equity of redemption, all statutory rights of redemption, marital rights and all other exemptions of every kind, and at such sale Louis R. Kraag, being the highest and best bidder, became the purchaser of such property for a price of $40,000.00.

NOW THEREFORE, in consideration of the premises, the payment of the aforesaid purchase price and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the undersigned Robert A. Anderson, Trustee, does hereby quitclaim all of his right, title and interest in and to the following described real estate:

Davidson County DEEDTRS
Recvd: 01/16/01 15:38 2pgs
Fees:11.00 Taxes:148.00
20010116-0004765

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Section 6, Apache Hills, of record in Book 5200, page 173, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronald Anthony Clemons and Leah Ann Clemons by deed from LOUIS R. KRAAG, of record in Book 10143, page 401, Register's Office for Davidson County, Tennessee

SAID PROPERTY is conveyed to any and all unpaid taxes and any other prior claims, liens, easements, setback lines and restrictions.

IN WITNESS WHEREOF, the undersigned has executed this Deed as of this 12th day of January, 2001.

Robert A. Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public of said county, Robert A. Anderson, the within named 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, at office, this 12th day of January, 2001.

NOTARY PUBLIC

My Commission Expires: 7/7/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 2001.

Deputy Register

New Owner / Tax Bills
Louis R. Kraag
521 Paragon Mills Rd
Nashville, Tn 37211