THIS INSTRUMENT PREPARED BY:
ANDREW B. GIBSON, JR., Attorney
GIBSON & GREGORY
201 Fourth Avenue, North - Suite 1900
Nashville, TN 37219

TRUSTEE'S DEED

Davidson County DEEDTRS
Recvd: 05/01/01 12:05 3pgs
Fees:15.00 Taxes:19.61
20010501-0043788

ADDRESS NEW OWNER AND SEND TAX BILLS TO:

James D. Stevens
3937 Gallatin Road
Nashville, TN 37216

MAP/PARCEL NUMBERS : Map: 92-6 Parcel: 439
FIELD BOOK :

THIS INSTRUMENT made and entered into this 1st day of May, 2001 by and between Andrew B. Gibson, Jr., Trustee, and James D. Stevens, hereinafter referred to as "Grantee."

WITNESSETH:

WHEREAS, by installment deed executed on the 15th day of March, 1999, of record in Deed Book 11385, Page 74, Register's Office for Davidson County, Tennessee, Dell Durrett, conveyed certain real property to Andrew B. Gibson, Jr., Trustee, for the purpose of securing the indebtedness described therein; and

WHEREAS, Samuel Foston transferred said Note to J.D. Stevens on March 15, 1999, as evidenced by an assignment of record in Book 11385, Page 74, Register's Office for Davidson County, Tennessee;

WHEREAS, the indebtedness secured by said installment deed was not paid as agreed, but default was made, and thereupon, at the request of J.D. Stevens, the holder of said indebtedness, the Trustee did commence foreclosure of said property pursuant to the provisions of said installment deed; and

WHEREAS, on Tuesday, the 1st day of May, 2001, at 12:00 p.m., at the front door of the Courthouse in Nashville, Tennessee, said Trustee offered said real estate for sale, subject to all restrictions of record, all unpaid taxes and any other prior mortgages and liens

of record and in bar of the statutory right of redemption set forth in TCA §66-8-101, et. seq., homestead, dower, elective share, rights of appraisement or valuation, and all other rights and exemptions of every kind, all of which were expressly waived and conveyed in the aforesaid installment deed, and after being cried for a reasonable time, the property was sold to the highest bidder, the same being the Grantee, for the sum of $ 5300.00 and said sum was applied and credited by J.D. Stevens to the outstanding indebtedness, as by said installment deed directed.

NOW, THEREFORE, this deed further witnesseth:

THAT for and in consideration of the said Grantee having credited to the secured indebtedness said sum of $ 5300.00, as hereby acknowledged, the Trustee has this day bargained and sold and does hereby sell, transfer and convey unto the said Grantee, his heirs, successors and assigns, forever, the following described real property in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Lenacourt, as of record in Book 1835, page 8, Register's Office for said County.
>
> Said Lot No. 5 fronts 42 feet on the easterly side of Lena Street and runs back between parallel lines 120 feet to the westerly margin of 27th Avenue, North, not opened.
>
> AND BEING the same property conveyed to Dell Durrett by Installment Deed from Samuel Foston of record in Deed Book 11385, Page 74, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real property and any improvements thereon unto the said Grantee, his heirs, successors and assigns, in fee simple, forever, and in bar of all rights of redemption.

AND said Trustee does hereby transfer, assign and set over unto the said Grantee all of the covenants and warranties in the aforesaid installment deed and does hereby transfer, sell and convey unto said Grantee every right, title and interest which he as Trustee holds by virtue of the said installment deed and his appointment.

WITNESS the signature of the Trustee on this the 1st day of May, 2001

ANDREW B. GIBSON, JR.
Trustee
201 Fourth Avenue, North
Suite 1900
Nashville, TN 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Marlene Fuller ~~Andrew B. Gibson JR~~, a notary public in and for the aforesaid state and county, the within named Andrew B. Gibson, Jr., Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and executed the within instrument for the purposes therein contained.

Witness my hand and affixed seal in Nashville, Davidson County, Tennessee, this 1 day of May, 2001.

Marlene Fuller
NOTARY PUBLIC

My Commission Expires: 9-29-01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer of $ 5300.00.

Affiant

Subscribed and sworn to before me, this the 1 day of May, 2001.

Marlene Fuller
NOTARY PUBLIC

My Commission Expires: 9-29-01

P:\Stevens.Jim\Durrett.Lena.Street\Successor.Deed