Davidson County DEEDTRS
Recvd: 05/07/01 12:40 2pgs
Fees:11.00 Taxes:55.50
20010507-0046772

SEND TAX BILLS TO:
National Bank of Commerce
P. O. Box 1801
Memphis, TN 38101-0000

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

Map-Parcel 68-20.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, on the 10th day of February, 1995, Steven R. Pratt and wife, Lisa Pratt, executed a Deed of Trust conveying to David Major, Trustee, to secure a note in the amount of $23,200.00, payable to First Bank & Trust d/b/a National Bank of Commerce, as fully set forth in said Deed of Trust which is of record in the Register's Office for Davidson County, Tennessee, in Book 9594 , Page 613.

WHEREAS, the said David Major, declined to serve as Trustee, and thereafter Michael I. Mossman was named Successor Trustee by instrument of record at Instrument 20010313-0024065, 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 April 6, 2001, April 29, 2001 and April 20, 2001, in The Nashville 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 April 30, 2001, at 12:00 P.M. at the main 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 National Bank of Commerce submitted the highest and best bid in the amount of $15,000.00.

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

> Land in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, described as follows:
>
> Beginning in the center of Old Hydes Ferry Pike, 367 ½ feet westerly from the center of a culvert under said Pike, the southeast corner of my enter home tract; thence following the center of said Pike, north 75 deg. east 166 ½ feet; thence north 70 deg. east 55 feet to the west side of a 12 foot driveway which is reserved from this conveyance; thence with the west side of said driveway, north 16 deg. west 73 feet to the south edge of the Tennessee Central Railway line; thence with said right-of-way line, south at about 76 deg. west 218 feet to stake; thence south 14 deg. east 91 feet to the beginning.

Being the same property conveyed to Steven R. Pratt and wife, Lisa Pratt by deed from Burnis J. Barnes of record in Book 7009, page 723, Register's Office for Davidson County, Tennessee.

This is improved propertylocated at 4744 Old Hydes Ferry Rd., Nashville, TN 37218

Michael I. Mossman, Successor Trustee, conveys to National Bank of Commerce, 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 in Nashville, Tennessee this 7th day of May, 2001.

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 7th day of May, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/24/01

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

AFFIANT

Sworn to and subscribed before me, this 7th day of May, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/24/01