Davidson County DEEDTRS
Recvd: 08/24/01 15:23 3pgs
Fees:18.00 Taxes:148.00

20010824-0091877

CLX 44 ALS

THIS INSTRUMENT PREPARED BY:
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230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Amy L. Sawyer
AFFIANT

Subscribed and sworn to before me, this 24th day of August, 2001.

Notary Public

My Commission Expires: 5/28/2003

Address new owner as follows:

South Maple Development, L.L.C.
1820 Salem Road
Cookeville, TN 38501

Send Tax Bills to:

Same

Map-Parcel Numbers:

042-11-A-48.00CO
Field Book No. 11D

TRUSTEE'S DEED

WHEREAS, William E. Linneman, Sr. and wife, Elizabeth Ann Linneman, by a Deed of Trust (the "Deed of Trust"), dated March 2, 1998, of record in Book 10827, page 853, Register's Office for Davidson County, Tennessee, conveyed to George V. Crawford, Jr., as Trustee, the hereinafter described real property to secure the payment of a promissory note (the "Note") fully described in the Deed of Trust, which Note was made by William E. Linneman and wife, Elizabeth Linneman, was originally payable to Best Financial Services; and

WHEREAS, default was made in payment of the Note, and the owner and holder of the Note accelerated all indebtedness evidenced thereby; and

WHEREAS, the owner and holder of the Note demanded that the Trustee sell the subject property in accordance with the terms of the Deed of Trust; and

WHEREAS, pursuant to instructions of Best Financial Services, the Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record on July 26, 2001, August 2, 2001 and August 9, 2001; and

WHEREAS, the Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front (South) door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 o'clock a.m. on Thursday, August 23, 2001, and **SOUTH MAPLE DEVELOPMENT, L.L.C., a Tennessee limited liability company** (hereinafter "Grantee"), being the highest and best bidder thereof, became the purchaser of said property at and for the sum of **FORTY THOUSAND AND NO/100 ($40,000.00) DOLLARS.**

NOW, THEREFORE, George V. Crawford, Jr., in his capacity as Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to Grantee, and its successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

> Unit No. 1048 in a Horizontal Property Regime which is located on the Plat of Section I, Second Addition, Heritage Village Condominium, as of record in Book 4955, page 55, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Billy E. Linneman and wife, Elizabeth Ann Linneman by deed from B.E. Davis and wife, Jean Davis of record in Book 9414, page 655, Register's Office for Davidson County, Tennessee.

It is hereby agreed and understood that Billy E. Linneman is one and the same person as William E. Linneman.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

> The street address of the above-described property is 1048 Heritage Drive, Madison, Tennessee 37115.

This conveyance is made subject to:

1. Matters as shown on the Plat of record in Book 4955, page 55, Register's Office for Davidson County, Tennessee.

2. Any and all unpaid taxes that may be a lien against said property.

3. Matters which an accurate survey of the premises would disclose.

4. Liens for unpaid assessments and/or special assessments.

5. Rights of Parties in Possession.

6. Any other mortgages, liens, encumbrances, easements, restrictions and other matters of record which have a priority over the Deed of Trust.

TO HAVE AND TO HOLD the aforesaid real estate free from all right of homestead, equity of redemption, the statutory right of redemption, and all other rights and exemptions of every kind, including, but not limited to, any statutory right to an elective share in the subject property, all such rights and exemptions being waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey the same.

IN WITNESS WHEREOF, George V. Crawford, Jr., in his capacity as Trustee, and not otherwise, has set his signature on this 24th day of August, 2001.

George V. Crawford, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE V. CRAWFORD, JR., TRUSTEE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2001.

Notary Public

My Commission Expires: 5/28/2003