| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | PREPARED BY: |
|---|---|---|
| Carl Smith<br>2216 Windermere Dr.<br>Nashville, Tn 37214 | Same | Lowe & Baron Atty.<br>405 A Two Mile Pike<br>Goodlettsville, TN |

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 31, 1994, of record in Book 9248, Page 822, Register's Office for Davidson County, Tennessee, Faye Dugger, conveyed certain real property therein described to Ingram & Lowe Attorneys, P.C., Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, the indebtedness described in said Deed of Trust was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in the Nashville Record a newspaper published in Davidson County, Tennessee, said notice being first published on November 29, 2001, and thereafter on December 6, 2001, and December 13, 2001, which notice of sale advertised the sale of the property hereinafter described for December 20, 2001 at 11:30 A.M.; and

WHEREAS, on December 20, 2001 at 11:30 A.M., at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of all equities of redemption and all other rights and exemptions of every kind of the Grantors of said Deed of Trust, as provided therein, subject only to liens, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Trustee having received a bid of Fifty Thousand and 00/100 Dollars ($50,000.00), from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust having been received, the receipt of all of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and the sum bid and paid as herein provided, Lowe & Baron Attorneys, P.C., Trustee, does hereby bargain, sell, transfer and convey unto Carl Smith, his successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 26 on the Map of Dalewood, Section 1, a plat of which is of record in Book 1424, page 108, Register's Office for said County.

Said Lot No. 26 fronts 92.0 feet on the easterly margin of Thistlewood Avenue and runs back 143.00 feet on the northerly lot line and 143.0 feet on the southerly lot line to a line in the rear upon which it measures 92.0 feet.

Being the same property conveyed to the grantor herein by deed of record in Book 6224, page 171, Register's Office Davidson County, Tennessee.

The street address of the street address of the above described property is believed to be 2223 Thistlewood Ave., Nashville, TN but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

Davidson County DEEDTRS
Recvd: 01/08/02 12:56 2pgs
Fees:13.00 Taxes:185.00
20020108-0002735

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

Lowe & Baron Attorneys, P.C., as Trustee, does hereby transfer, assign and set over unto said Carl Smith, his successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS my hand as Trustee on this 20 day of December, 2001.

LOWE & BARON ATTORNEYS, P.C.
Trustee

John H. Lowe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20 day of December, 2001, before me personally appeared John H. Lowe, to me known, who, being by my duly sworn did say that he is a licensed shareholder of Lowe & Baron Attorneys, P.C. and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and said Samuel A. Baron acknowledged said instrument to be the free act and of said corporation.

Notary Public

My Commission Expires: 1/3/04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer of value of the property (whichever is greater) is $50,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn and subscribed before me this 20 day of December, 2001.

Notary Public

My Commission Expires: 1/3/04