This Instrument prepared by:
Crislip, Philip & Associates
4515 Poplar Avenue, Ste. 322
Memphis, TN 38117
(901) 525-2427

Davidson County DEEDTRS
Recvd: 01/09/02 11:00 2pgs
Fees:13.00 Taxes:168.08
20020109-0003354

TRUSTEE'S DEED

On the 1st day of May, 1998 **IRENE EVANS LATIMER** executed a Deed of Trust to John B. Philip, Shelby County, Tennessee as Trustee, a certain Deed of Trust recorded in the Register's Office of Hardin County, Tennessee in **Book 10927, Page 872.** The property is known as 1012 W. Douglas Avenue, Nashville, Tennessee 37206 and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in **The Nashville Record** newspaper, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on November 15, November 22, and November 29, 2001. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Friday, December 14, 2001 at 12:00 noon and at the place mentioned in the advertisement which was the South Lobby of the Davidson County Courthouse in Nashville, Tennessee. The said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to **Wayne P. Gallavin, Trustee, of the Tennessee Landtrust, dated December 6, 2001, of 1156 Bardstown Road, Louisville, Kentucky 40204**, at and for the sum of **$45,426.00**, which was the highest and best valid bid offered, and the purchaser, **Wayne P. Gallavin, Trustee, of the Tennessee Landtrust, dated December 6, 2001, of 1156 Bardstown Road, Louisville, Kentucky 40204**, has complied with his bid by payment of such sum to the Trustee.

NOW, THEREFORE, the undersigned, John B. Philip, Trustee, does hereby bargain, sells, and conveys unto the said **Wayne P. Gallavin, Trustee, of the Tennessee Landtrust, dated December 6, 2001, of 1156 Bardstown Road, Louisville, Kentucky 40204**, the property above mentioned and now more fully described as follows:

BEING THE WESTERLY HALF OF LOT NO. 24 ON THE PLAN OF SHARPE AND HORN'S FOURTH ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 161, PAGE 172, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This being the same property described by deed of record in Book 4572, Page 45 in the Register's Office of Davidson County, Tennessee.

Parcel No. 72-13-332.00

Wayne P. Gallavin, Trustee, of the Tennessee Landtrust, with full power in said Trustee to sell, mortgage, lease and convey the above described property without the necessity of any purchaser, mortgagee of leasee looking to the application of the proceeds of such sale, lease or mortgage, 1156 Bardstown Road, Louisville, Kentucky.

The said John B. Philip, Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said John B. Philip, Trustee, has hereunto set his hand this 14th day of December, 2001.

JOHN B. PHILIP, TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 14th day of December, 2001, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared John B. Philip, Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Linda Stundahl
NOTARY PUBLIC

LINDA STUNDAHL NOTARY PUBLIC AT LARGE My Commission Expires JUNE 4, 2002 SHELBY COUNTY, TENNESSEE

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$45,426.00** which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me this 9th day of Jan., 2002.

NOTARY PUBLIC deputy register

FOR REGISTER'S USE ONLY

Property known as:
1012 W. Douglas Avenue, Nashville, Tennessee 37206

GRANTEE (New owner) &
Send Tax Notice to:
Wayne P. Gallavin, Trustee
1156 Bardstown Road
Louisville, Kentucky 40204

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