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

PICK-UP

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

Map-Parcel 082-12-0 137.00

Davidson County DEEDTRS
Recvd: 01/24/02 14:48 2pgs
Fees:13.00 Taxes:251.60

20020124-0010122

SUCCESSOR TRUSTEE'S DEED

WHEREAS, on the 2nd day of February, 1999, Thomas J. Lanier, unmarried, executed a Deed of Trust conveying to R. Grattan Brown, Jr. and Charles A. Neale, certain land to secure a note in the amount of $80,000.00, payable to Nashville Bank of Commerce as fully set forth of said Deed of Trust in the Register's Office for Davidson County, Tennessee, in Book 11662, Page 30.

WHEREAS, the said R. Grattan Brown, Jr. and Charles A. Neale, declined to serve as Trustee, and thereafter Michael I. Mossman was named Successor Trustee by instrument of record at Instrument No. 20010820-0089650, 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 December 21, 2001, December December 28, 2001, and January 4, 2002, in the Nashville Business 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 January 14, 2002, at 12:00 Noon at the north 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 $68,000.00.

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

> Being the northerly 30 feet of Lot No. 100 and the southerly 10 feet of Lot No. 99 on the plan of Neil S. Brown's Addition to East Nashville, of record in Plat Book 57, Page 50, in the Register's Office for Davidson County, Tennessee.
>
> Said parts of Lots Nos. 99 and 100 front together 40 feet on the easterly side of North Ninth Street and runs back between parallel lines 170 feet to and alley.

Being the same property conveyed to Harrison Driver, III and wife, Sherry D. Driver by deed from Harrison H. Driver, Jr. and wife, Mary Driver, of record in Booke 6721, Page 937, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jefrey Hardney, Trustee for Mortgage Menders Trust by deed from Thomas J. Lanier, of record at Instrument No. 20010205-0011055, said Register's Office.

This is improved property located at 103 North 9th Street, Nashville, TN 37206.

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 24 day of January, 2002.

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 24th day of January, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/24/05

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $68,000.00.

AFFIANT

Sworn to and subscribed before me, this 24th day of January, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/24/05