This Instrument Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
315 Deaderick Street, Suite 1800
Nashville, Tennessee 37238-1800

Davidson County DEEDTRS
Recvd: 04/22/02 13:39 3pgs
Fees:18.00 Taxes:142.45
20020422-0049486

Addresses New Owners:	Send Tax Bills To:	Map-Parcel Numbers
The Community Bank 5120 Maryland Way Brentwood, TN 37027	Same	Map 71-12 Parcel 20.02

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 19, 1999, of record in Book 11592, page 830, and as modified in Instrument No. 20001110-0111879, Register's Office for Davidson County, Tennessee, Jaan P. Sturgis and Peter J. Richards conveyed the property hereinafter described to Danny J. Herron, Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust and The Community Bank, the lawful owner and holder of said indebtedness, having declared all of the unpaid balance due and payable called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, Danny J. Herron, Trustee, did give notice of the time and place of sale by publication in *The Nashville Record*, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on March 21st, March 28th and April 4th, 2001, respectively;

WHEREAS, pursuant to said notice and continuances of the foreclosure sale made pursuant to the terms of said notice and deed of trust, the undersigned, Danny J. Herron, Trustee, through his agent Glenn B. Rose, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the equitable and statutory rights of redemption and homestead, on April 11, 2001, at 12:00 noon at the front door of the courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, The Community Bank, an institution organized and existing under the laws of the State of Tennessee, was the highest and best bidder, the amount of its bid being in the sum of Thirty-Eight Thousand Dollars Five Hundred and 00/100 Dollars ($38,500.00).

NOW, THEREFORE, in consideration of the premises:

I, Danny J. Herron, Trustee, have bargained and sold, and by these presents do transfer and convey unto The Community Bank its successors and assigns, the property in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 79 in Sharpe and Horn's First Addition to Northeast Nashville, as of record in Book 57, page 152, Register's Office for said county.

SAID lot No. 79 front 50 feet on the west side of Stainback Avenue and runs back between parallel lines 155 feet, more or less, to an alley.

BEING the same property conveyed to Peter J. Richards by deed of record in Book 11592, page 827, said Register's Office.

Street Address: 1004 Stainback Avenue
Nashville, Tennessee 37207

This conveyance is made subject to unpaid taxes, deeds of trust, restrictions, easements, and set back lines and all other matters of public record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to The Community Bank, its successors and assigns, forever.

I, Danny J. Herron, Trustee, under the said Deed of Trust of record in Book 11592, page 830, and as modified in Instrument No. 20001110-0111879, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto The Community Bank, its successors and assigns all of the right, title and interest in and to said property vested in me, and which I have right to transfer, in as full and ample a manner as I as Trustee under said Deed of Trust, can or should do, but no further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand as Trustee this 12 day of April 2002.

Danny J. Herron, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Mary S. Hall, a Notary Public of said county, Danny J. Herron, Trustee, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of April, 2002.

Mary S. Hall
NOTARY PUBLIC

MARY S. HALL NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires: 11-21-05

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer, is Thirty-Eight Thousand Dollars Five Hundred and 00/100 Dollars ($38,500.00) but this Deed contains no warranties.

Mary Bennett Jr Son
AFFIANT

Sworn and subscribed to before me
this 12th day of April, 2002.

Rachael B. Bailey
NOTARY PUBLIC

My Commission Expires: 4-7-04

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE