Davidson County DEEDTRS
Recvd: 06/20/02 14:59 2pgs
Fees:13.00 Taxes:259.00

20020620-0074758

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

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

Map-Parcel 072-06-0 379.00

NEW OWNER:
NATIONAL BANK OF COMMERCE
P.O. BOX 1801
MEMPHIS, TN 38101

SUCCESSOR TRUSTEE'S DEED

WHEREAS, on the 15th of September, 2000, Bobby Stone and wife, Tonya Stone, executed a Deed of Trust conveying to D. M. Grisham, Trustee, to secure a note in the amount of $83,800.00, payable to Southeastern Mortgage of Tennessee, Inc. as fully set forth in said Deed of Trust which is of record in the Register's Office for Davidson County, Tennessee, as Instrument Number 20001018-0103211 and assigned to National Bank of Commerce of record as Instrument Number 20001018-0103212, said Register's Office.

WHEREAS, the said D. M. Grisham declined to serve as Trustee, and thereafter Michael I. Mossman was named Successor Trustee by written instrument of record as Instrument Number 20020418-0048451, 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 thirty (30) days notice by three (3) successive publications, namely May 17, 2002, May 24, 2002, and May 31, 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 June 17, 2002, at 12:00 P.M. at the main 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 $70,000.00.

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

> Land in Davidson County, Tennessee, being all of Lot 65 of the Re-Subdivision of parts of Lots 64 and 65 of Bransford Realty Company Subdivision of Maxey Avenue and Gallatin Road property, said plat of record in Book 8250, Page 751, Register's Office of Davidson County, Tennessee and being more particularly described as follows:
>
> Commencing at an iron pin at a sidewalk on the northerly margin of Leland Avenue, said point being the southeasterly corner of the tract herein described; thence following sidewalk North 84 degrees, 48 minutes, 20 seconds West 50.0 feet to a point at Lot 64; thence following the boarder of Lot 64 North 09 degrees, 11 minutes, 53 seconds East 172.96 feet to a point; thence along a 15 foot alley South 85 degrees, 42 minutes, 50 seconds East

50.0 feet to a square rod at a fence corner; thence South 09 degrees, 11 minutes, 53 seconds West 173.81 feet to the point of beginning, containing 8,644 square feet, more or less.

Being the same property conveyed to Bobby Stone and wife, Tonya Stone, by deed from John D. Denton, unmarried, of record as Instrument Number 20001018-0103210, said Register's Office.

This is improved property located at 1115 Leland Avenue, Nashville, TN 37216.

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 18th day of June, 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 18th day of June, 2002.

NOTARY PUBLIC

TINA FAYE O'NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 9/24/05

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

AFFIANT

Sworn to and subscribed before me, this 18th day of June, 2002.

NOTARY PUBLIC

TINA FAYE O'NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 9/24/05