This Instrument Prepared By:

Robert Greene
961 Woodland Street, Suite 103
Nashville, TN 37206

Map & Parcel Nos. 92-2-172 & 173

TRUSTEE'S DEED

WHEREAS, by a Deed of Trust, dated the 9th day of July 2001, of record as Instrument No. 20010801-0081358, Registers Office for Davidson County, Tennessee, Terry Tucker and Vincent Lewis conveyed the herein described property to Robert Greene, Trustee to secure an indebtedness to Charles L. Spicer, et. ux., evidenced by promissory/Deed of Trust note dated even date of said Deed; and

WHEREAS, default was made in the payment of said note and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand on me to advertise said property under the terms and provisions of said Deed of Trust; and

WHEREAS, I caused said property to be advertised in the Nashville Record, a newspaper published in Davidson County, Tennessee, all in accordance with the terms and conditions of said Trust agreement, to sell said property at 12:00 Noon, on the 6th of June, 2002 at the front door of the Courthouse, in Davidson County, Tennessee, for cash; and

WHEREAS, the highest, last and best bid received was in the amount of Fourteen Thousand-Four Hundred and 00/100 ($14,400.00) Dollars cash, and offer and bid having been made by Charles L. Spicer;

NOW, THEREFORE, in consideration of said sum, I, Robert Greene, Substitute Trustee, have bargained and sold and by these presents do transfer and convey unto the said Charles L. Spicer and wife Augustine B. Spicer, his successors, heirs, and assigns a certain tract or parcel of land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 47 of Block 4 in subdivision of Heffernan Place, a plan of which is of record in Book 161, page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 47 fronts 32.4 feet on the North side of Alameda Street, and runs back between parallel lines, 140 feet to an alley on which it measures 37.3 feet.

Being the same property conveyed to Terry Tucker , Unmarried and Vincent Lewis, Unmarried by Quitclaim Deed from Charles L. Spicer and wife, Augustine B. Spicer in Instrument No. 2001080-10081357 said Register's Office.

Tract #2:
Land in Davidson County, Tennessee, being Lot No. 48 in subdivision of Heffernan Place, a plan of which is of record in Book 161, page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 50 feet on the North side of Alameda Street, and runs back between parallel lines, 140 feet to an alley on which it measures 50 feet.

Being the same property conveyed to Terry Tucker, Unmarried and Vincent,Lewis, Unmarried by Quitclaim Deed from Charles L. Spicer and wife Augustine B. Spicer in Instrument No. 2001080-10081357 said Register's Office.

This is unimproved property known as **Lots 47 and 48 Heffernan (Alameda Street) Nashville, Tennessee.**

Davidson County DEEDTRS
Recvd: 08/07/02 09:36 2pgs
Fees:13.00 Taxes:53.28
20020807-0094859

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto forever, to Charles L. Spicer and wife Augustine B. Spicer, his successors and assigns, whom the said, Robert Greene Trustee, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Robert Greene, Trustee, has hereunto his hand, this 15th day of July 2002.

ROBERT GREENE, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July 2002, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Robert Greene 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 Seal the day and year above written.

NOTARY PUBLIC

My Commission Expires: 11-30-02

Address New owner:
Charles L. Spicer
4651 Clarksville Highway
Nashville, TN 37218

Tax Bill:
4651 Clarksville Highway
Nashville, TN 37218

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF August 20 02

Deputy Register