40-A

THIS INSTRUMENT PREPARED BY:
ANDREW B. GIBSON, JR., Attorney
GIBSON & GREGORY
201 Fourth Avenue, North, Suite 1900
Nashville, TN 37219

TRUSTEE'S DEED

Davidson County DEEDTRS
Recvd: 08/23/02 15:28 3pgs
Fees:18.00 Taxes:111.00
20020823-0102435

ADDRESS NEW OWNER AND SEND TAX BILLS TO:

Jim Stevens Realty & Auctions
3937 Gallatin Road
Nashville, TN 37216

MAP/PARCEL NUMBERS: 72-15/202 FIELD BOOK: 15D235055

THIS INSTRUMENT made and entered into this 23rd day of August 2002, by and between Andrew B. Gibson, Jr., Trustee, and J. Dedrick Stevens, hereinafter referred to as Grantee.

W I T N E S S E T H :

WHEREAS, by installment deed executed on the 28th day of July, 2000, of record under Instrument No. 200008110079693, Register's Office for Davidson County, Tennessee, Martin Theodore Powell, A Single Person, conveyed certain real property to Andrew B. Gibson, Jr., Trustee, of Williamson County, Tennessee, for the purpose of securing the indebtedness described therein; and

WHEREAS, the indebtedness secured by said installment deed was not paid as agreed, but default was made, and thereupon, at the request of J. Dedrick Stevens, the holder of said indebtedness, the Trustee did commence foreclosure of said property pursuant to the provisions of said installment deed; and

WHEREAS, on Friday, August 23, 2002, at 12:00 noon at the front door of the Courthouse in Davidson County, Tennessee, said Trustee offered said real estate for sale, subject to all restrictions of record, all unpaid taxes and any other prior mortgages and liens of record and in bar of the statutory right of redemption set forth in TCA '66-8-101, et. seq., homestead, dower, elective share, rights of appraisement or valuation, and all other rights and exemptions of every kind, all of which were expressly waived and conveyed in the aforesaid installment deed, and after being cried for a reasonable time, the property was sold to the highest bidder, the same being the Grantees, for the sum of $ 30,000.00, and

said sum was applied and credited by J. Dedrick Stevens to the outstanding indebtedness, as by said installment deed directed.

NOW, THEREFORE, this deed further witnesseth:

THAT for and in consideration of the said Grantee having credited to the secured indebtedness said sum of $ 30,000.00, as hereby acknowledged, the Trustee has this day bargained and sold and does hereby sell, transfer and convey unto the said Grantee, its heirs, successors and assigns, forever, the following described real estate in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 26 on the map of Riverside Drive Subdivision as of record in Book 974, page 60, Register's Office for Davidson County, Tennessee. Said Lot 26 fronts 50 feet on the easterly side of Riverside Drive and runs back 200 feet on the northerly line (By survey 190 feet more or less), and 204.5 feet, more or less, on the southerly line (by survey 192 feet more or less), to the westerly line of Lot No. 56 on which it measures 50 ft.
>
> Being the same property conveyed to Martin Theodore Powell, A Single Person, from J. Dedrick Stevens, by installment deed of record under Instrument No. 200008110079693, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1705 Riverside Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD the aforesaid real property and any improvements thereon unto the said Grantee, his heirs, successors and assigns, in fee simple, forever, and in bar of all rights of redemption.

AND said Trustee does hereby transfer, assign and set over unto the said Grantee all of the covenants and warranties in the aforesaid installment deed and does hereby transfer, sell and convey unto said Grantee every right, title and interest which he as Trustee holds by virtue of the said installment deed and his appointment.

WITNESS the signature of the Trustee on this the 23rd day of August 2002.

ANDREW B. GIBSON, JR., TRUSTEE
GIBSON & GREGORY
201 Fourth Avenue, North, Suite 1900
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, PAMELA A PHILLIPS, a notary public in and for the aforesaid state and county, the within named Andrew B. Gibson, Jr., Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and executed the within instrument for the purposes therein contained.

Witness my hand and affixed seal in NASHVILLE, DAVIDSON County, Tennessee, this 23rd day of AUGUST, 2002.

NOTARY PUBLIC

My Commission Expires: _____

Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 31, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer of $30,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of August, 2002.

NOTARY PUBLIC

My Commission Expires: _____

Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 31, 2004