This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215-2860

Davidson County DEEDTRS
Recvd: 10/14/02 08:26 3pgs
Fees:18.00 Taxes:293.61
20021014-0125620

TRUSTEE'S DEED

Michael J. Philbin,
Successor Trustee

to

SUNTRUST MORTGAGE, INC.
P. O. Box 27767
Richmond, VA 23224-7767
SEND TAX BILLS HERE
NO MORTGAGEE

Map 50-14
Parcel 180

WHEREAS, Fannie Wynn-Garner and Allen N. Garner, Wife and Spouse, a/k/a Fannie S. Wynn, executed a deed of trust on the 5th day of April, 2001, which was recorded by Instrument Number 20010411-0035836 for Davidson County, Tennessee, conveying to T. Michael Logan, Trustee, the property hereinafter described to secure the payment of a promissory note payable to SunTrust Bank referred to in said deed of trust; and

WHEREAS, the aforesaid note and deed of trust were assigned to SunTrust Mortgage, Inc., by Instrument Number 20010411-0035837 , said Register's Office; and

WHEREAS, Michael J. Philbin, was appointed Successor-Trustee, said appointment being recorded by Instrument #20020911-0110708, the Register's Office, Rutherford County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested that the Trustee, Grantor herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, the sale was held at the time and place advertised, to-wit: September 24, 2002, at 10:30 a.m. at the front door of the Courthouse in Nashville, Davidson, County, Tennessee, at public outcry, **in bar of all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the Property,** all of which were expressly waived in the Deed of Trust; and

WHEREAS, Grantee herein, SunTrust Mortgage, Inc., being the highest and best bidder at said sale with a bid of Seventy Nine Thousand, Three Hundred Fifty Three and 63/100 Dollars ($79,353.63), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of Seventy Nine Thousand, Three Hundred Fifty Three and 63/100 Dollars ($79,353.63), paid by SunTrust Mortgage, Inc., the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto SunTrust Mortgage, Inc., its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 296 on the Plan of Parkwood Estates, Section 2 of record in Book 3300, Page 5, Register's

Office for said County, to which plan reference is hereby made for a more complete legal description.

Said Lot No. 296 fronts 75.0 feet on the westerly margin of Cynthia Lane and runs back between line 141.3 feet on the northerly side and 135.0 feet on the southerly side to a dead line in the rear on which it measures 79.1 feet.

Being the same property conveyed to Fannie S. Wynn, unmarried, now known as Fannie Wynn-Garner, by Warranty Deed from Ronald Elliott and wife, Kanethia F. Elliott, dated November 1, 1996, recorded November 7, 1996, Book 10253, Page 585, Register's Office for Davidson County, Tennessee.

This is improved property also known as 3215 Cynthia Lane, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title, and interest thereunto belonging to the said SunTrust Mortgage, Inc., its successors and assigns forever as fully and completely as the Successor-Trustee can or ought to convey under the power vested in the Trustee in said Deed of Trust and his appointment as Successor-Trustee; and said Successor-Trustee, Grantor herein, does hereby transfer and assign to SunTrust Mortgage, Inc., its successors and assigns all the warranties and covenants made in said Deed of Trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 24th day of September, 2002.

Michael J. Philbin, Trustee
Michael J. Philbin, Successor-Trustee

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Philbin, Successor-Trustee, the 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 and official seal at Nashville, Tennessee, this ~~25th~~ 10th day of ~~September~~ October, 2002.

Carole E. Baker
Notary Public

1-31-04
Commission Expiration Date

Printed Name of Notary

CAROLE E. BAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration of value, whichever is greater for this transfer is $79,353.63.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of September, 2002.

Notary Public

1-31-04
Commission Expiration Date

Printed Name of Notary

CAROLE E. BAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004