Davidson County DEEDTRS
Recvd: 10/16/02 10:31 2pgs
Fees:13.00 Taxes:325.60

20021016-0127087

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $88,000.00.

AFFIANT

Sworn to and subscribed before me, this 14th day of October, 2002.

NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES JAN. 28, 2006

Map & Parcel No. 132-16-82.00

Address of New Owner:
Roberts Real Estate, LLC.

Send Tax Bills to:
201 Thompson Lane Suite 200
Nash, TN 37211

NOTARY PUBLIC AT LARGE

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Norman Ward Armstrong, by Deed of Trust (the "Deed of Trust") dated January 6, 1999, transferred and conveyed to Transcontinental Title Co., Trustee, the property described in Exhibit A hereto (the "Property") (said Deed of Trust being of record in Book 11304, page 241, Register's Office for Davidson County, Tennessee); said Deed of Trust having been assigned to American General Finance, Inc. by instrument of record as Instrument No. 20010522-0052678 in said register's office; and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record as Instrument No. 20020723-0088277, in said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement in The Nashville Record on September 12, 2002, September 19, 2002 and September 26, 2002, as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock (noon), October 3, 2002 at the Davidson County Courthouse, in Nashville, Tennessee when and where ROBERTS REAL ESTATE, LLC, a Tennessee Limited Liability Company ("Grantee"), became the last and highest bidder for cash at the price of Eighty-Eight Thousand and 00/100 Dollars ($88,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, J. WAYNE THOMAS, Successor Trustee, hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD said land in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

J. WAYNE THOMAS, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature including without limitation the right(s) of redemption of any taxing authority, including but not limited to that certain Federal Tax Lien, Case No. 629407477, of record at Book 9430, page 692, in the Register's Office for Davidson County, Tennessee.

Words used herein indicating number or gender shall be read as context may require.

Dated this 7th day of October, 2002.

J. WAYNE THOMAS, as Successor Trustee, and not otherwise

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 J. WAYNE THOMAS, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this, the 7th day of October, 2002.

NOTARY PUBLIC

My commission expires: _____

My Commission Expires NOV. 26, 2005

DeLISA PEACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Exhibit "A": Legal Description.

Land in Davidson County, Tennessee, described as follows, to wit: Being Lot No. 648 on the plan of Caldwell Hall, Section VII, of record in Book 3300, page 19, Register's Office for said County.

Said Lot No. 648 fronts 69.8 feet on the southerly side of Dunston Drive and extends back 139.5 feet on the easterly line and 151.2 feet on the westerly line to a dead line, which is a broken line, measuring 101.2 feet.

Being the same property conveyed to Norman Ward Armstrong by Quitclaim Deed from Nellie Mae (Lynn) Armstrong, dated April 9, 1987, recorded July 24, 1987, Book 7305, page 277, Register's Office for Davidson County, Tennessee. Affidavit of Heirship of record in Instrument No. 20001024-0105464 states that Norman Ward Armstrong died May 17, 2000 and that Donna Henley, Kelly Rooks, Deborah Lynn Pickle, Charles Norman Armstrong and Mary Ann Potts are the sole surviving heirs at law.

This Instrument Prepared By:

J. Wayne Thomas, Attorney at Law
Real Estate Loan Services of TN, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

Upon Recording Return To:

RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217