$101.64

This Instrument was prepared by:
Crislip, Philip & Associates
4515 Poplar Avenue, Suite 322
Memphis, TN 38117
(901) 525-2427

7002253149

Davidson County DEEDTRS
Recvd: 11/19/02 11:40 2pgs
Fees:13.00 Taxes:88.61
20021119-0143313

TRUSTEE'S DEED

On the 25th day of August, 1999, **BRENDA B. ROGAN** made and executed to John B. Philip of Shelby County, Tennessee as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee in **BOOK 11638, PAGE 386** the property known as 1826 12th Avenue North, Nashville, Tennessee 37208. The property is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in **The Nashville Record** newspaper, which is a weekly newspaper published in Knoxville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on October 17, October 24, and October 31, 2002. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Friday, November 8, 2002 at 12:00 noon and at the place mentioned in the advertisement which was the South Lobby of the Davidson County Courthouse at the South Steps in Nashville, Tennessee, the said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to **Credit Suisse First Boston Mortgage Capital LLC**, at and for the sum of **$23,949.00**, which was the highest and best valid bid offered, and the purchaser, **Credit Suisse First Boston Mortgage Capital LLC**, has complied with its bid by payment of such sum to the Trustee.

NOW, THEREFORE, the undersigned, John B. Philip, Trustee, does hereby bargain, sells, and conveys unto the said **Credit Suisse First Boston Mortgage Capital LLC**, the property above mentioned and now more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Cephas Woodard's Subdivision of Lots Nos. 5 and 6 of the Woodard property as of record in Book 161, page 174, Register's Office for said County.

Said Lot No. 64 fronts 50 feet on the easterly side of 12th Avenue North, formerly Epps Avenue, and runs back between parallel lines, 115 feet to an alley.

This being the same property described by deed of record in Book 11580, Page 776 and in Book 11638, Page 383, Register's Office for Davidson County, Tennessee.

Parcel No. 81-07-363.00

The said John B. Philip, Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said John B. Philip, Trustee, has hereunto set his hand this 8th day of November, 2002.

JOHN B. PHILIP, TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 8th day of November, 2002, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared John B. Philip, Trustee, to me known to be the persons 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 Notarial Seal at office the day and year above written.

NOTARY PUBLIC

TATUM BARNELL
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TN
My Commission Expires Mar. 20, 2004

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$23,949.00**, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me this 8th day of November, 2002.

TATUM BARNELL
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TN
My Commission Expires Mar. 20, 2004

NOTARY PUBLIC

FOR REGISTER'S USE ONLY

Property known as:
1826 12th Avenue North
Nashville, TN 37208

GRANTEE &
Send Tax Notice to:
Credit Suisse First Boston Mortgage Capital LLC
% Fairbanks Capital Corp.
P.O. Box 65250
Salt Lake City, UT 84165-0250

This Instrument was prepared by:
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