THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

Davidson County DEEDTRS
Recvd: 01/02/03 12:28 3pgs
Fees:18.00 Taxes:111.00
20030102-0000337

PICK-UP

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Charles E. Evans c/o 1108 Battlewood Street Franklin, TN 37069	New Owner	044-05-0- 115.00

TRUSTEE'S DEED

WHEREAS, Affiliated Building Services, Inc., by Deed of Trust (the "Deed of Trust") dated September 4, 1998, of record in Book 11104, page 902, Register's Office for Davidson County, Tennessee, conveyed to F. B. Murphy, Jr., Trustee, the hereinafter described real property to secure the payment of a certain indebtedness described in said Deed of Trust, which indebtedness is evidenced by an Promissory Note (the "Note"); and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of said Note demanded that the herein described real property be advertised and sold in accordance with the terms and provisions of the Note and Deed of Trust; and

WHEREAS, pursuant to the instructions of the owner and holder of said Note, the Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record on December 12, 19 and 26, 2002; and

WHEREAS, the Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the Davidson County Courthouse in Nashville, Tennessee, at 11:00 o'clock a.m., on Thursday, January 2, 2003, and Charles E. Evans and wife, Jo H. Evans (hereinafter called "Grantees") being the highest and best bidder therefor, became the purchaser of the property for the sum of Thirty Thousand Dollars ($30,000.00).

NOW, THEREFORE, F. B. Murphy, Jr., in his capacity as Trustee, and not otherwise, for and in the consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantees, their heirs and assigns, certain real property located in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 71 on the plan of the Map of a part of Rayon City, of record in Book 843, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Affiliated Building Services, Inc. by deed from William S. Russell and wife, Rebecca C. Russell, of record in

Book 11076, page 95, Register's Office for said County; and the same property conveyed to Participations, Inc., Trustee by deed from Affiliated Building Services, Inc., of record in Instrument No. 20001227-0125956, said Register's Office.

This is improved property known as 303 Ensley Avenue, Old Hickory, Tennessee 37138-3615.

This conveyance is subject to all unpaid ad valorem taxes (plus penalties and interest, if any) that may be a lien against the property, and subject to any and all liens, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had, including, but not limited to, prior deeds of trust, fixture filings, easements, restrictions, building lines and recorded plans, and subject to any statutory rights of redemption not otherwise waived in the Deed of Trust, and rights of redemption of any agency, state or federal, which have not been waived by such governmental agency. This conveyance is also subject to any and all matters which an accurate survey of the property might disclose.

The property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied; without limiting the foregoing, the property is conveyed without any implied warranties of merchantability or fitness for a particular use or purpose.

TO HAVE AND TO HOLD the aforesaid property in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey the same, F. B. Murphy, Jr., as Trustee, and not otherwise, warrants the title to said property to the Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this Trustee's Deed on this 2nd day of January, 2003.

F. B. MURPHY, JR., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, F. B. Murphy, Jr., the within named bargainer, 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, this 2nd day of January, 2003.

NOTARY PUBLIC

My Commission Expires: 5/28/2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Sworn to and subscribed before me this 2nd day of January, 2003.

NOTARY PUBLIC

My Commission Expires: 5/28/2006