This Instrument Was Prepared By:
Baker, Campbell & Parsons
Attorneys At Law
303 Church Street, Suite 300
Nashville, TN 37201

Davidson County DEEDTRS
Recvd: 01/15/03 15:36 4pgs
Fees:23.00 Taxes:2331.00
20030115-0006696

Address New Owner And Send Tax Bills To:

705 Realty Partners
c/o Youree Financial
P.O. Box 1247
Brentwood, TN 37024

Map/Parcel Numbers:

93-14/471
93-14/594

TRUSTEE'S DEED

WHEREAS, George Alfred Woods, Jr., and wife, April W. Woods, by a Deed of Trust (the "Deed of Trust") dated January 4, 2002, of record as Instrument No. 20020107-0002159, in the Register's Office for Davidson County, Tennessee, conveyed to Kenneth L. Campbell, Trustee, the hereinafter described real property to secure a promissory note (the "Note") described in the Deed of Trust, the Note being payable to 705 Realty Partners; and

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

WHEREAS, the holder and owner of the Note demanded that the Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to the instructions of the owner and the holder of the Note, the Trustee advertised said property for sale on November 1, 2002, at 12:00 p.m., noon, in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having being published on October 10, 2002; October 17, 2002; and October 24, 2002, in the Nashville Record, a newspaper published in Davidson County, Tennessee, and

WHEREAS, the Trustee, as required by the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the South (front) door of the Davidson County Courthouse, in Nashville, Tennessee, at 12:00 p.m., noon, on November 1, 2002, and 705 Realty Partners, being the highest and best bidder thereof, became the purchaser of said property for the sum of $630,000.00.

NOW, THEREFORE, Kenneth L. Campbell, in his capacity as Trustee, and not otherwise, for and in consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to 705 Realty Partners (the "Grantee"), certain property in Davidson County, Tennessee, more particularly described as follows:

Being the northerly part of Lot No. 74 and all of Lots Nos. 75, 76 and 77 on the Plan of Barrow Grove Addition to South Nashville, as of record in Book "S" Page 279, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southeast corner of Elm Street and 5th Avenue South, formerly Summer Street; thence with the easterly margin of 5th Avenue South, southwardly 250 feet, more or less, to the northwest corner of the property conveyed to George G. Corbitt by deed from Bessie Beaver of record in Book 454, Page 654, said Register's Office; thence with said Corbitt's northerly line eastwardly 106 feet more or less to his northeast corner, continuing in the same direction 70 feet more or less, in all 176 feet more or less, to the westerly margin of an alley; thence with said alley northwardly 250 feet, more or less to the southerly margin of Elm Street; thence with the same westwardly 176 feet, more or less to the beginning.

Excluded however from the foregoing description is the following:

> A certain tract or parcel of land in Davidson County, Tennessee, and being Lot No. 74 on the Plan of Barrow Grove Subdivision, of record in Book S, Page 279, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed by Howard Youree to James B. Evans by quitclaim deed, of record in Book 2603, Page 253, Register's Office for Davidson County, Tennessee.

Together with Grantor's rights as lessee under a lease between 424 Realty Partners, as lessor, and Grantor's assignor, 705 Realty Partners, as lessee, for use of a parking lot that is located on part of the tract of land that adjoins the Property; that is located at 705 4th Avenue South, Nashville, Davidson County, Tennessee; and that is owned by 424 Realty Partners. This lease is the subject of a Memorandum of Lease, recorded as Instrument No. 20020107-0002156, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George Alfred Woods, Jr., by deed from 705 Realty Partners, of record as Instrument No. 20020107-0002158, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 424 Lafayette Street, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the aforesaid real property, together with the appurtenances, estates, title and interest thereto belonging to the Grantee, its successors and assigns, forever, in fee simple and in as full and complete manner as Kenneth L. Campbell, in his capacity as Trustee, and not otherwise, has the power to convey the same. Kenneth L. Campbell, as Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

This conveyance is made subject to all matters of record affecting the property and all other matters which are prior in right to the lien of the Deed of Trust, including a deed of trust of record as Instrument No. 20020107-0002157, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Kenneth L. Campbell, Trustee, hereunder sets his hand on this the 18th day of December, 2002.

Kenneth L Campbell

Kenneth L. Campbell, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer is $630,000.00.

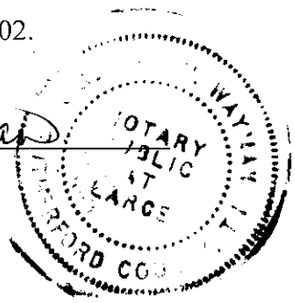
Kenneth L Campbell

Affiant

Subscribed and sworn to before me, this the 18th day of December, 2002.

Kimberly H Waymack

Notary Public At Large



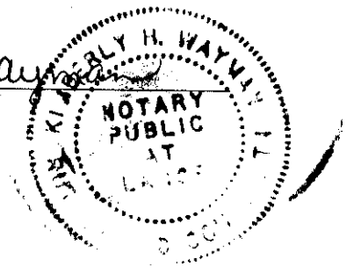
My Commission Expires: February 20, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Kenneth L. Campbell, Trustee, the within named 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 18th day of December, 2002.

Kimberly H. Wayman
Notary Public At Large



My Commission Expires: February 20, 2005

C:\WPDAT-KLCKKH\PRO\Youree\Woods Closing\Trustee's Deed.wpd