This instrument prepared by:
Chan McCullough
700 Craighead St., Suite 103
Nashville, TN 37204

Davidson County DEEDQC
Recvd: 01/21/03 10:01 2pgs
Fees:12.00 Taxes:0.00
20030121-0008039

NO MORTGAGE

New Owner - Send Tax Bills:
Nancy Ryans
700 Craighead St., #103
NASHVILLE, TN 37204

Map & Parcel: 82-3-70

TRUSTEE'S QUITCLAIM DEED

WHEREAS, on the 14th day of December, 2001, Manfred Polk executed a Deed of Trust to Chan McCullough, Trustee, to secure the payment of a certain indebtedness held by and owing to Nancy Ryans, said Deed of Trust appearing of record instrument #20011217-0139286, Register's Office for Davidson County;

WHEREAS, default was made in the payment of the aforesaid indebtedness and in performance of the covenants described in the Deed of Trust, by reason of which the entire balance was declared due and payable; and

WHEREAS I, Chan McCullough, Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications in THE NASHVILLE RECORD, a newspaper published in DAVIDSON County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on Friday, January 17, 2003, at 10:00 A.M., at FRONT DOOR OF THE COURTHOUSE, DAVIDSON COUNTY, TENNESSEE, I, as said Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities as provided in said Deed of Trust, at which time Nancy Ryans, submitted the highest and best bid.

NOW THEREFORE, in consideration of the premises, I, Chan McCullough, Trustee, exercising the power and authority vested in me, and in bar of equities of redemption, statutory redemption, dower and homestead, do hereby quitclaim to Nancy Ryans, its successors and assigns, all my interest in the following described real property, to-wit:

> Land in Davidson County, Tennessee described as Lot No. 73 on the plan of Sharpe & Harris's Second Addition to East Nashville, of record in Book 161, page 53, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 73 fronts 55 feet on easterly side of Joseph St and runs back between parallel lines 145 feet to an alley.
>
> Being the same property conveyed to Manfred Polk from Willie Mae Peete, a widow, by deed of record instrument # 20011217-0139285, R.O.D.C.

Property address: 121 Cleveland Ave, Nashville, TN 37207

I, Chan McCullough, Trustee, convey Nancy Ryans, all the rights conveyed to me as said Trustee in said Deed of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make all my actions in the premises being solely as Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual; property is subject to any governmental zoning or subdivision ordinances or regulations in effect thereon and further subject to any unpaid taxes or assessments owing on the property.

Witness my hand this at Nashville, Tennessee this 21st day of January 2003.

Chan McCullough, Trustee

BRENDA H. HARRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chan McCullough, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, 'Tennessee, this 21st day of January 2003.

Commission expires _____ Notary Public _____

MY COMMISSION EXPIRES MARCH 25, 2006

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $ 0.

AFFIANT

BRENDA H. HARRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Subscribed and sworn to me this 21st day of January, 2003.

Commission expires _____ Notary Public _____

MY COMMISSION EXPIRES MARCH 25, 2006