George Lee Crowder, Jr.
Bankers Account No. 9999-1906

Name and address of new owner:	Send tax bills:	Prepared by:
Bankers Mortgage Company **5200 Maryland Way, Suite 310** **Brentwood, Tennessee 37027**	**Same**	David W. McMackin 213-A Ward Circle, Suite 104 Brentwood, Tennessee 37027

Map and Parcel No. 92-13-455

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated January 22, 2002, recorded as Instrument No. 20020130-0013141, Register's Office, Davidson County, Tennessee, George Lee Crowder, Jr., and wife, Constance L. Crowder, conveyed to David W. McMackin, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David W. McMackin, Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David W. McMackin, Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Nashville Record*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of January 2, 9, and 16, 2003, stating that on January 24, 2003, at 10:00 a.m., at the south door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David W. McMackin, Trustee, offered said property for sale at public outcry and sold said property to Bankers

Davidson County DEEDTRS
Recvd: 01/27/03 08:40 3pgs
Fees:18.00 Taxes:444.00
20030127-0010435

Mortgage Company for One Hundred Twenty Thousand Dollars and No Cents ($120,000.00), which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, David W. McMackin, Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Bankers Mortgage Company (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> Land in Davidson County, Tennessee, BEING Lot No. 1 on the Plan of Re-subdivision of the easterly part of Block 31, Charlotte Park, Second Edition, of record in Book 3842, Page 1, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.
>
> This conveyance is subject to any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid county.
>
> Being the same property conveyed to George Lee Crowder, Jr. (an unmarried man) by deed dated 12/6/2000, and recorded as Instrument No. 20001212-0122089, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 3907 Nevada Avenue, Nashville, Tennessee 37209.
>
> The above legal description is identical to the legal description in the previous deed of record.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 24th day of January, 2003.

David W. McMackin, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David W. McMackin, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 24th day of January, 2003.

Dellana Lowhorn
Notary Public

My Commission Expires: 8/25/05

DELLANA LASHELLE LOWHORN NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: AUGUST 25, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

D. W. McMackin, Trustee
Affiant

Subscribed and sworn before me, this 24th day of January, 2003.

Dellana Lowhorn
Notary Public

My Commission Expires: 8/25/05

DELLANA LASHELLE LOWHORN NOTARY PUBLIC AT LARGE RUTHERFORD CO.
MY COMMISSION EXPIRES: AUGUST 25, 2005