TRUSTEE'S DEED

DEEDED TO:
Charlie LaRue and
Michael LaRue
5956 Clarksville Pike
Joelton, Tennessee 37080

THIS INSTRUMENT PREPARED BY:

American Escrow Service Inc.
P.O. Box 148148
Nashville, Tennessee 37214-8148
PHONE (615) 391-0655
FAX (615) 872-9982

SEND TAX BILLS TO:
Charlie LaRue
5956 Clarksville Pike
Joelton, TN 37080

Map-Parcel Numbers
Map 083-14-0
Parcel 201.00
Being 1708 Fatherland Street
Nashville, TN 37206

Davidson County DEEDTRS
Recvd: 03/03/03 11:50 2pgs
Fees:13.00 Taxes:201.65
20030303-0027453

WHEREAS, on the 25th day of January 1986, Donald R. O'Guin, Sr., was named Trustee by a Installment Deed of even date executed by Anna Loraine Rose, conveying to him as Trustee the real estate hereinafter described, said Installment Deed was executed to secure the payment of Thirty-Four Thousand Eight Hundred Sixty-Nine Dollars and 31/100 cents ($34,869.31) principal and interest at 10% per annum on the unpaid balance, said Installment Deed is recorded in Book 6774, Page 573, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, on the 7th day of October 1996, Donald R. O'Guin, Sr., was named Trustee by a Deed of Trust of even date executed by Anna Loraine Rose, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust was executed to secure the payment of Three Thousand Seven Hundred Sixty-Eight Dollars and 83/100 ($3,768.83) principal and interest at 10% per annum on the unpaid balance, said Deed of Trust is recorded in Book 10232, Page 84, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Donald R. O'Guin, Sr., was appointed Trustee under said Installment Deed in Book 6774, Page 573, and Deed of Trust in Book 10232, Page 84, recorded in the Register's Office for Davidson County, Tennessee, I, Donald R. O'Guin, Sr., 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 Installment Deed and Deed of Trust, advertised the said real estate as required by law and by the terms of said Installment Deed and Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely April 18, April 25, and May 2, 2002 in The City Paper, 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 Installment Deed and Deed of Trust.

Pursuant to said advertisement, on May 10, 2002 at 12:30 o'clock pm at the front door of the Davidson County Courthouse, Nashville, 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 herein above mentioned equities, as provided in said Installment Deed and Deed of Trust, and subject to the mortgage liens expressly stated in the Installment Deed and Deed of Trust, at which time Charlie LaRue and Michael LaRue, submitted the highest bid in the amount of Fifty-Four Thousand Five Hundred Dollars and 00/100 ($54,500.00) and,

NOW THEREFORE, in consideration of the premises, I, Donald R. O'Guin, Sr., Trustee, do hereby sell, transfer and convey to Charlie LaRue and Michael LaRue, their successors in fee simple, and in bar of all equities above mentioned, the following described real estate, towit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, being Lot No. 20 of Block (A) Plan of Priest Home Place as of Record in Plat Book 161, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description.

Being the same property conveyed to Anna Loraine Rose, a single person, by Installment Deed from AMC Mortgage Company, Inc., a Florida Corporation, as of record in Deed Book 6774, page 573, Register's Office for Davidson County, Tennessee.

I, Donald R. O'Guin, Sr., Trustee, convey to Charlie LaRue and Michael LaRue, all the rights conveyed to me as said Trustee in said Installment Deed and 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.

WITNESS my hand at Nashville, Tennessee this 10th Day of May 2002.

Donald R. O'Guin, Sr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Donald R. O'Guin, Sr., the Trustee, 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 this 10th day of May 2002.

Notary Public

JEANETTE GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: May 30, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Fifty-Four Thousand Five Hundred Dollars and 00\100 ($54,500.00).

Affiant, Donald R. O'Guin, Sr., Trustee

Subscribed and sworn to before me, this the 10th day of May 2002.

Notary Public

JEANETTE GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: May 30 2004

Maximum Principal Indebtedness for Tennessee Recording Tax Purpose is Fifty-Four Thousand Five Hundred Dollars and 00\100 ($54,500.00).