Davidson County DEEDTRS
Recvd: 05/31/03 10:41 3pgs
Fees:18.00 Taxes:74.00
20030531-0073762

THIS INSTRUMENT PREPARED BY:

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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Tennessee Funding Company 1108 Battlewood Street Franklin, TN 37069	New Owner	08207025100

TRUSTEE'S DEED

WHEREAS, Tyrone D. Woods, by Deed of Trust (the "Deed of Trust") dated January 24, 2003, of record in Instrument No. 20030131-0013856, 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, demand was made for the payment of the aforesaid indebtedness secured by the Deed of Trust, which indebtedness remains in default; 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 April 24, May 1 and May 8, 2003; 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 OLD BEN WEST LIBRARY BUILDING at 225 POLK AVENUE in DOWNTOWN Nashville, Tennessee, at 11:00 o'clock a.m., on Friday, May 16, 2003, and Tennessee Funding Company, (hereinafter called "Grantee") being the highest and best bidder therefor, became the purchaser of the property for the sum of Twenty Thousand Dollars ($20,000.00).

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 Grantee, his heirs and assigns, certain real property located in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee and being Lot No. 127 on the Plan of McFerrin Garden, of record in Book 21, page 63, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tyron D. Woods by deed from Alan Abrams, of record in Instrument No. 20030131-0013856, said Register's Office.

This is improved property known as 212 Berry Street, Nashville, Tennessee 37207

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 Grantee, its successors 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 22nd day of May, 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 22nd day of May, 2003.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires: 8/28/2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

AFFIANT

Sworn to and subscribed before me this 22nd day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 5/28/2006