This instrument prepared by
Allen J. Ware, Jr., Atty.
531 South Gay St., Suite 911
Knoxville, TN 37902

Davidson County DEEDTRS
Recvd: 08/05/03 11:46 3pgs
Fees:18.00 Taxes:238.08
20030805-0110817

TRUSTEE'S DEED

THIS INDENTURE made and entered into on this the 25th day of July, 2003, by and between ALLEN J. WARE, JR., SUBSTITUTE TRUSTEE, First Party, and JAMES MICHAEL MAITLAND, of Davidson County, Tennessee, Second Party.

W I T N E S S E T H

WHEREAS, by Deed of Trust dated February 14, 1989, and recorded in Trust Book 7775, page 383, in the Register's Office of Davidson County, Tennessee, Sandra D. Malone and Robert T. Hamilton, both being unmarried, conveyed to Phillip Stephen Freeman, Trustee, the hereinafter described property to secure a promissory note in the original principal sum of Sixty Six Thousand Five Hundred Fifty Dollars ($66,550.00), and

WHEREAS, Branch Banking & Trust Company, the owner and holder of the indebtedness due therein, has appointed Allen J. Ware, Jr. as Substitute Trustee, which Appointment of Substitute Trustee is dated May 28, 2003, and is of record in Instrument No. 20030605-0077413, in the Register's Office of Davidson County, Tennessee, and

WHEREAS, default was made in the payment of said principal note and the holder thereof has directed First Party to advertise and sell said property in satisfaction of said indebtedness and the costs of foreclosure, in accordance with the terms and provisions of the said promissory note and the Deed of Trust, and

WHEREAS, First Party did advertise said property for sale in accordance with the terms of said Deed of Trust, notice of same and place of said sale being published in The Nashville Record of Nashville, Tennessee, on June 26, July 3 and 10, 2003 and

WHEREAS, pursuant to said notice, First Party did offer said property for sale on the front steps of the old Ben West Library Building (225 Polk Avenue) in downtown Nashville, Davidson County, Tennessee on July 25, 2003, at or about Eleven O'clock A.M. CT, and, James Michael Maitland, being the highest and best bidders thereof, became the purchaser of said property at and for the sum of Sixty Four Thousand Three Hundred Forty Seven Dollars and 00/100 ($64,347.00), said sum of said bid having been paid, the receipt of which is hereby acknowledged.

NOW, THEREFORE, for and in consideration of the premises First Party has this day bargained and sold and does hereby transfer and convey unto Second Party, James Michael Maitland, his successors and assigns, the following described real estate in Davidson County, Tennessee, to wit:

> Being Lot No. 13 on the Plan of Edge-O-Lake, Section 20-A, of record in Plat Book 5200 at page 183, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Robert Hamilton and Sandra D. Malone by Deed dated February 10, 1989 and of record in Book 7775, page 380, Register's Office, Davidson County, Tennessee.
>
> ALSO BEING the same property conveyed to Robert Thomas Hamilton by Quit Claim Deed dated August 25, 1993 and of record in Book 9118, page 220, Register's Office, Davidson County, Tennessee.
>
> (3101 Wildwood Drive, Nashville, Tennessee 37217)

TO HAVE AND TO HOLD the aforesaid real estate unto said Second Party, his successors and assigns, forever, and in bar of all equities of redemption, the statutory right of redemption, homestead, dower and all other rights or exemptions of every kind.

And I, Allen J. Ware, Jr., Substitute Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said land only as to such title coming through or by me to the said Second Party, his successors and assigns, against the lawful claims of all persons whomsoever.

ALLEN J. WARE, JR., SUBSTITUTE TRUSTEE

First Party

STATE OF TENNESSEE

COUNTY OF KNOX

Personally appeared before me Amy J. Massengill, a Notary Public in and for said County and State, the within named ALLEN J. WARE, JR., SUBSTITUTE TRUSTEE, the bargainer, 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 the office in Knoxville, Tennessee, this 25th day of July 2003.

NOTARY PUBLIC

My commission expires:
Nov. 29, 2005

Responsible taxpayer:
James Michael Maitland
7213 Wexford Point
Nashville, Tennessee 37221

Tax ID# 136-13-0-104.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,347.58

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August 2003

Deputy Register