Davidson County DEEDTRS
Recvd: 09/09/03 08:36 2pgs
Fees:13.00 Taxes:360.65
20030909-0131152

This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215-2860

TRUSTEE'S DEED

Michael J. Philbin,
Successor Trustee

to

SUNTRUST MORTGAGE, INC.
P. O. Box 27767
Richmond, VA 23261-7767
SEND TAX BILLS HERE
NO MORTGAGEE

Map 50-15
Parcel 30

WHEREAS, Frederick L. Bryant and wife, Shannon L. Bryant, executed a deed of trust on the 17th day of December, 1999, which was recorded as Instrument Number 199912300309261, Register's Office, Davidson County, Tennessee, conveying to J. Blake Freeman, Trustee, the property hereinafter described to secure the payment of a promissory note payable to SunTrust Bank referred to in said deed of trust; and

WHEREAS, the aforesaid note and deed of trust were assigned to Crestar Mortgage Corporation by Instrument Number 199912300309262, said Register's Office; and

WHEREAS, Crestar Mortgage Corporation merged with SunTrust Mortgage Corporation, Inc., pursuant to Article of Merger dated October 1, 1999, which Articles were filed with the Secretary of State for the Commonwealth of Virginia, the surviving corporation from said merger being now known as SunTrust Mortgage, Inc., and

WHEREAS, Michael J. Philbin, was appointed Successor-Trustee, said appointment being recorded by Instrument Number 20030712-0097360, the Register's Office, Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, Grantor herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, the sale was held at the time and place advertised, to-wit: August 26, 2003 at 10:30 a.m. at 501 Broadway, Suite 501, at the northwest entrance to Gaylord Entertainment Center in Nashville, Davidson County, Tennessee, at public outcry, **in bar of all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the Property,** all of which were expressly waived in said Deed of Trust; and

WHEREAS, Grantee herein, SunTrust Mortgage, Inc., being the highest and best bidder at said sale with a bid of Ninety-Seven-Thousand-Four-Hundred-Seventy-Three and 66/100 Dollars ($97,473.66), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of Ninety-Seven-Thousand-Four-Hundred-Seventy-Three and 66/100 Dollars ($97,473.66), by SunTrust Mortgage, Inc., the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto SunTrust Mortgage, Inc., its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 580 on the Plan of Parkwood Estates, Section 4, of record in Book 3300, page 80, Register's Office for Davidson County.
> Said Lot No. 580 fronts 75.0 feet on the southeasterly margin of Doverside Drive and runs back between lines measuring 150.0 feet on each line to a dead line in

the rear measuring 75.0 feet thereon; said dead line being on the northwesterly margin of the Briley Parkway right-of-way.

Being the same property conveyed to Frederick L Bryant and wife, Shannon L. Bryant, by deed from Duane S. Carroll and wife, Edith Pl Carroll, of record in Book 4117, Page 128, Register's Office for Davidson County, Tennessee.

This is improved property also known as 3318 Doverside Drive, Nashville, TN 37207.

This conveyance is subject to any and all existing restrictions and easements of record.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said SunTrust Mortgage, Inc., its successors and assigns forever as fully and completely as the Successor-Trustee can or ought to convey under the power vested in the Trustee in said Deed of Trust and his appointment as Successor-Trustee; and said Successor-Trustee, Grantor herein, does hereby transfer and assign to SunTrust Mortgage, Inc., its successors and assigns all the warranties and covenants made in said Deed of Trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 26th day of August, 2003.

Michael J. Philbin, Successor-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 Michael J. Philbin, Successor-Trustee, the bargainor, 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.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of September, 2003.

Carole E. Baker
Notary Public

1-31-04
Commission Expiration Date

Carole E. Baker
Printed Name of Notary

CAROLE E. BAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 31, 2004

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration of value, whichever is greater for this transfer is $97,473.66.

Michael J. Philbin, Affiant

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of September, 2003.

Carole E. Baker
Notary Public

1-31-04
Commission Expiration Date

Carole E. Baker
Printed Name of Notary

CAROLE E. BAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 31, 2004