Davidson County DEEDTRS
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Fees:28.00 Taxes:55.87
20031002-0145840

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
Frank D. Stanley **Linda G. Stanley** **100 Trinity Road** **Franklin, TN 37067**	**New Owner**	**148-16-0-102.00**

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated March 19, 2001, executed by Gerald L. Gooch and Regina Gooch, husband and wife, to Richard G. Rhodes, Sr., Trustee, of record in Instrument No. 20010322-0027649, Register's Office for Davidson County, Tennessee; and

WHEREAS, Regions Bank, the owner and holder of the indebtedness secured by said Deed of Trust of record at Instrument No. 20010322-0027649, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Arthur M. Willard, Sam J. McAllester, III, and J. Evan Gower as Substitute Trustees by an instrument of record at Instrument No. 20030818-0119405, Register's Office for Davidson County, Tennessee, and authorized either of them to act alone with the powers given the Trustee in said Deed of Trust; and

WHEREAS, Art M. Willard, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said

property would be sold at 11:00 o'clock A.M., prevailing time on September 12, 2003, 2003, at the Davidson County Register of Deeds Office, 501 Broadway in the Gaylord Entertainment Center, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, the Substitute Trustee personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Fifteen Thousand One Hundred and No/100 Dollars ($15,100.00) by Frank D. Stanley and wife, Linda G. Stanley (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Fifteen Thousand One Hundred and No/100 Dollars ($15,100.00) cash in hand paid by the Grantee, Art M. Willard, Substitute Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Commencing at a point in the northerly R.O.W. margin of Antioch Pike and the easterly margin of an 18 foot alley; thence N 16 degrees 25' E 160.3 feet to the point of the beginning; thence N 16 degrees 25' E 96.46 feet to a point; thence N 49 degrees 30' E 120.87 feet to a point; thence S 37 degrees 10' E 80.87 feet; thence S 47 degrees 00' 52" W 50.25 feet to a point; thence S 9 degrees 17' 23" W 122.16 feet to a point; thence N 69 degrees 37' 26" W 111.01 feet to the point of beginning.
>
> Subject to and including a 14 foot ingress and egress easement described as follows:

Commencing at a point in the southeasterly corner of the above described tract; thence along the northerly R.O.W. margin of Antioch Pike S 69 degrees 30' E 14.0 feet to a point; thence leaving said R.O.W. of Antioch Pike N 22 degrees 49' 11" E 174.03 feet to a point; thence N 69 degrees 37' 26" W 126.57 feet to a point on the southeasterly margin of an 18 foot alley; thence with said margin S 16 degrees 25' E 14.0 feet to a point; thence leaving said 18 foot alley S 69 degrees 37' 26" E 111.01 feet to a point; thence S 22 degrees 49' 11" W 160.0 feet to a point on the northerly R.O.W. margin of Antioch Pike; thence along said R.O.W. margin of Antioch Pike S 69 degrees 30' E 14.0 feet to the point of beginning.

Being the same property conveyed to Gerald L. Gooch, married, by deed from J.W. Ellis, of record in Instrument No. 200103220027648, Register's Office for Davidson County, Tennessee.

Said property is known as 2396 Antioch Pike, Nashville, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, their heirs, successors, and assigns forever.

And the Substitute Trustee covenants with the said Grantee that he is lawfully seized and possessed of said real property as Substitute Trustee only and, by the terms of the above-mentioned Deed of Trust, has a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

The Substitute Trustee further covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through him as Substitute Trustee, but no further or otherwise; it being the intention of the Substitute Trustee only to convey to Grantee no greater title in the subject real estate than he

received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 26 day of September, 2003.

Arthur M. Willard, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Christie G Montgomery, a Notary Public of this county, Arthur M. Willard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he (or she) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of September, 2003.

Christie G Montgomery
NOTARY PUBLIC

My Commission Expires: 8-14-2005

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15,100.00.

Frank D Stanley
AFFIANT

Subscribed and sworn before me on this 26 day of September, 2003.

Christie G Montgomery
NOTARY PUBLIC

My Commission Expires: 8-14-2005

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY