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

Davidson County DEEDTRS
Recvd: 11/05/03 14:55 3pgs
Fees:18.00 Taxes:94.01
20031105-0162557

TRUSTEE'S DEED

Michael J. Philbin,
Successor Trustee

Grantor

to

Jerry M. Maitland, Jr. and
Candy R. Maitland

Grantees

SEND TAX BILLS HERE:
946 VanLeer Drive
Nashville, TN 37220
NO MORTGAGEE

Map #148--5
Parcel # 5
Field Book #05DU03618

WHEREAS, James S. Brown and wife Susan L. Brown executed a deed of trust on the 3rd day of June, 1986, which was recorded in Book 6924, Page 634, Register's Office for Davidson County, Tennessee, conveying to Alan L. Saturn, Trustee, the property hereinafter described to secure the payment of a promissory note payable to Mortgage Trust Company, referred to in said deed of trust; and

WHEREAS, the aforesaid note and deed of trust were assigned to Third National Mortgage Company in Book 6924, Page 639, and re-recorded in Book 6935, Page 562, said Register's Office; and

WHEREAS, Third National Mortgage Company was merged into SunTrust Mortgage, Inc. on January 1, 1987, pursuant to a certificate of merger recorded in the Department of the Secretary of State for the Commonwealth of Virginia.

WHEREAS, Michael J. Philbin, was appointed Successor-Trustee, said appointment being recorded as instrument number 20001212-0122456, Register's Office for 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 Successor-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: November 4, 2003 at 10:30 a.m. outside the front door of Register's Office for Davidson County, Tennessee, located at 501 Broadway, Suite 501, at the northwest entrance to Gaylord Entertainment Center in Nashville, Davidson County, Tennessee, to the highest and best bidder for cash, at public outcry, **in bar of all equities of redemption, the statutory right of redemption, homestead, dower and all other rights or exemptions of every kind**, all of which were expressly waived in the Deed of Trust; and

WHEREAS, Grantees herein, Jerry M. Maitland and wife Candy R. Maitland being the highest and best bidders at said sale with a bid of EIGHTY THREE THOUSAND SEVEN HUNDRED FORTY-FIVE and No/100 Dollars ($83,745.00), were duly declared the purchasers.

NOW, THEREFORE, in consideration of the premises and the further consideration of EIGHTY THREE THOUSAND SEVEN HUNDRED FORTY-FIVE and No/100 Dollars ($83,745.00), paid by Jerry M. Maitland, Jr. and wife Candy R. Maitland, 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 Jerry M. Maitland and wife Candy R. Maitland, their 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. 142 on the Plan of Section III, Hillbrook, as shown on plan of record in Book 3300, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Removal and Transport Service, Inc. by deed of record in Book 9375, Page 117, Register's office for Davidson County, Tennessee.
>
> This is improved property also known as 317 Leopole Road, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Jerry M. Maitland and wife Candy R. Maitland, their 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 Jerry M. Maitland and wife Candy R. Maitland their 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 4th day of November, 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 4th day of November, 2003.

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jill Connors
My Commission Expires
November 27, 2004

Commission Expiration Date

Notary Public

Jill Connors

Printed Name of Notary

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration of value, whichever is greater for this transfer is $83,745.00.

Michael J. Philbin, AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of _November, 2003.



Jill Connors
My Commission Expires
November 27, 2004

Notary Public

Commission Expiration Date

Printed Name of Notary