This Instrument Prepared By:
R. Grant Dobson
MILLER & MARTIN LLP
1000 Volunteer Building
832 Georgia Avenue
Chattanooga, Tennessee 37402-2289

Davidson County DEEDQC
Recvd: 12/02/03 14:50 3pgs
Fees:18.00 Taxes:229.77
20031202-0173257

Name and Address of New Owner:

AmSouth Bank
RCN4
P.O. Box 10063
Birmingham, AL 35202-0063

Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:

Same

Tax Map & Parcel No.:

148-08-0-211.00

TRUSTEE'S QUITCLAIM DEED

THIS DEED is executed to be effective as of the 25th day of November, 2003 from R. Grant Dobson as Grantor, in his capacity as Substitute Trustee, to AmSouth Bank as Grantee.

W I T N E S S E T H:

WHEREAS, on August 18, 1995, Larry L. Davis and Annette Martin, both unmarried, executed a Deed of Trust (the "Deed of Trust") to the trustee named therein to secure the prompt payment of certain indebtedness held by and owing to AmSouth Bank, successor in interest to First American National Bank ("Bank"), said indebtedness being more particularly described in the Deed of Trust which is of record in the Register's Office of Davidson County, Tennessee in Book 9768, Page 901, to which reference is hereby made; and

WHEREAS, default was made in the payment of the aforesaid indebtedness and in the performance of the covenants described in the Deed of Trust, by reason of which the entire balance owing thereunder was declared to be due and payable; and

WHEREAS, pursuant to the terms of the Deed of Trust, R. Grant Dobson was appointed as Substitute Trustee as reflected in that certain Appointment of Substitute Trustee recorded in Instrument 20031118-0168068 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, by virtue of the power and authority vested in me as Substitute Trustee under the Deed of Trust, at the request of Bank, being the owner and holder of the indebtedness secured thereby, and for the purposes of effecting payment and satisfaction of the indebtedness, including principal, interest, late charges, attorney fees and costs of sale, I, R. Grant Dobson, as Substitute Trustee, by and through my agent, did on November 25, 2003, commencing at 10:30 a.m., pursuant to advertisement of sale published in *The Nashville Record* in its editions of October 30, 2003, November 6, 2003, and November 13, 2003, offer for sale

and sold at public auction to the highest and best bidder for cash at the corner of 5th and Broadway at the Gaylord Entertainment Center in front of the Register of Deed's Office in the city of Nashville, Tennessee, in bar of the equities of redemption, statutory redemption, dower, homestead and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust, the hereinafter described real estate, at which sale the Grantee became the highest and best bidder at and for the sum of Sixty-Two Thousand One Hundred and no/100 Dollars ($62,100.00);

NOW, THEREFORE, I, R. Grant Dobson, Substitute Trustee, exercising the power and authority vested in me, and in bar of the equities of redemption, statutory redemption, dower and homestead, do hereby quitclaim to the Grantee, its successors and assigns, all my interest in the following described real estate located in the city of Antioch, County of Davidson, State of Tennessee:

> Being Lot No. 28 Section Eight on the Plan of Terragon Trails, as of record in Plat Book 5200, Page 41, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to the within named grantors by deed of even date, which instrument is being recorded simultaneously herewith.
>
> The property address is believed to be:
> 4645 Long Branch, Antioch, Tennessee 37013-2732

For source of Grantor's equitable interest in the property, reference is made to Book 9768, Page 901, Register's Office of Davidson County, Tennessee. The legal description is unchanged from prior deed of record.

The Substitute Trustee does hereby quitclaim unto Grantee all of his right, title and interest in the said property and not further or otherwise and subject to any governmental zoning or subdivision ordinances or regulations in effect thereon and further subject to any unpaid taxes or assessments owing on the property.

IN WITNESS WHEREOF, I, R. Grant Dobson, Substitute Trustee, have executed this instrument to be effective the date first above written.

R. Grant Dobson, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Before me, personally appeared R. Grant Dobson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument in behalf of himself as Substitute Trustee, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office, this 25th day of November, 2003.

Sharon A. Diegl
Notary Public
My Commission Expires: 3/28/05

[AFFIX SEAL]

SHARON A. DIEGEL NOTARY PUBLIC AT LARGE HAMILTON CO. TN

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $62,100.00.

R. Grant Dobson, Substitute Trustee

Sworn to and subscribed before me
this 25th day of November, 2003.

Sharon A. Diegl
Notary Public
My Commission Expires: 3/28/05

[AFFIX SEAL]

SHARON A. DIEGEL NOTARY PUBLIC AT LARGE HAMILTON CO. TN