Name and address of new owner & for tax bills:
C B INVESTMENTS, LLC
4525 Harding Rd. Ste. 257
Nashville, TN 37205

Prepared by:
David G. Mangum, Attorney
2012 Eighth Avenue South
Nashville, TN 37204

MAP 043 GROUP 16-0 PARCEL 078.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated June 4, 2003, recorded in Instrument No. 20030617-0083364, Register's Office, Davidson County, Tennessee, Daniel Mevio, conveyed to John Kendrick, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated November 17, 2003, and recorded in Instrument No. 20031121-0169992, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 22 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Nashville Business Journal,* a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of December 19, December 26, 2003 and January 2, 2004, stating that on Friday, January 9, 2004 at 2:00 P.M. outside the main entrance to the Old Ben West Library Building at 225 Polk Avenue, Downtown Nashville, TN 37201, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to **C B Investments, LLC**, its successors and assigns for $16,321.00, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, David G. Mangum, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said **C B Investments, LLC**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

LOT NO. 27 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, page 227, Register's Office of Davidson County, TN.

Davidson County DEEDTRS
Recvd: 01/13/04 14:03 2pgs
Fees:13.00 Taxes:60.39
20040113-0005394

DEED REFERENCE:
Being the same property conveyed to Daniel Mevio by deed from Thomas E. O'Daniel, unmarried of record in Instrument No.: 20001010-0100376, Register's Office of Davidson County, TN.

This is improved property known as 110 Edward VII Avenue, Madison, Davidson County, TN.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 9th day of January, 2004.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the bargainor, 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 Nashville, Tennessee, on this the 9th day of January, 2004.

Kay E. Farmer
Notary Public

KAY E. FARMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7-29-06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $16,321.00.

Affiant

Subscribed and sworn before me, this 9th day of January, 2004.

Kay E. Farmer
Notary Public

KAY E. FARMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7-29-06

File #58314