Davidson County DEEDTRS
Recvd: 02/04/04 16:11 3pgs
Fees:18.00 Taxes:796.27
20040204-0013909

This Instrument Prepared by William C. Barnes, Jr., Attorney at Law, Barnes Building, 804A South Main Street, Post Office Box 552, Columbia, Tennessee 38401.

TRUSTEE'S DEED

For and in consideration of the sum of Ten Dollar ($10.00), cash paid in hand, in good and other valuable consideration the receipt is sufficient from all of which is hereby acknowledged. Whereas a Deed of Trust dated the 27th day of December 2002, instrument number 20021230-0161698 Register office of Davidson County Tennessee, Michelle McDonald did convey in trust said real estate hereafter described to William C. Barnes, Jr., Trustee to secure payment of a Promissory Note of even and whereas, there has been a default in the payment of said Note, and in accordance with the terms that provided in the Deed of Trust, the entire balance being said due and owing by said Note and Deed of Trust, and whereas the holder has directed the Trustee to foreclose, and whereas said Foreclosure occurring on the 30th day of December 2003 after due notification as set forth in the Deed of Trust, said conveyance being made and bars all equity of redemption, homestead, dower and all rights and exemptions of every kind, all of which are expressly waived by, but subject to the liens of all unpaid realty taxes and special assessments, whether yet due and payable, wherefore, the Trustee, William C. Barnes, Jr., by virtue of the foreclosure set forth above, and for good and valuable consideration, to him paid, the receipt of which is hereby acknowledged, has granted, sold, conveyed, and confirmed by these precincts does grant, sale, convey and confirm unto William C. Barnes, Sr., his heirs or assigns, the estate, rights of title, and interest, of said property and conveys same by each of his powers as Trustee to William C. Barnes Sr., the description of the real estate, to wit:

> Located in the 8th Civil District of Davidson County, Tennessee and being more particularly described as follows:
>
> Being land in Davidson County, Tennessee, being Lot No. 1 on the Plan of 2nd Addition to West Mead Hills, as of record in Plat Book 4460, Page 178, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Michelle McDonald, by Warranty Deed from Ana L. Mora and Mauricio Rojas, husband and wife, as Joint Tenants by the Entireties of record in Instrument Number 200211250145890 Register's Office for Davidson County, Tennessee.
>
> And wherefore the foreclosure occurring on December 30th, 2003 pursuant to Deed of Trust, Instrument number 200211250145890 Registers Office of Davidson County Tennessee.

This property is shown on the tax records of Davidson County, Tennessee, as Map 115, Group 2, Parcel 124 8DZ 66756.

By information furnished by the parties without benefit of title examination. The legal description set forth above is the same property as contained in Grantor's previous deed of record and no new survey is available.

Conveys said property to have and to hold with the appurtenances upon the parties to William C. Barnes, Sr. and assigns forever as fully and absolute as he, as Trustee, can and does by virtue of the foreclosure fully set forth above.

In witness whereof, I have set unto my hand this the 5th day January 2004.

WILLIAM C. BARNES, JR.

WILLIAM C. BARNES, SR.

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, a Notary Public in and for said State and County, the within named WILLIAM C. BARNES, JR., and WILLIAM C. BARNES, SR., with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Columbia, Tennessee, this the 5th day January 2004.

Notary Public

DEBRA F. MCGINNIS NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

My Commission Expires: ~~2/2/07~~ 1.28.06

STATE OF TENNESSEE
COUNTY OF MAURY

I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $215,207.12

AFFIANT WILLIAM C. BARNES, JR.

AFFIANT WILLIAM C. BARNES, SR.

Subscribed and sworn to before me, this 5th day of January 2004.

Notary Public

My Commission Expires: 1-28-06

PERSON OR AGENCY RESPONSIBLE FOR TAXES:

William C. Barnes, Sr.
506 Pickens Lane
Columbia, TN 38402-1074

NAME AND ADDRESS OF OWNER:

Same