BOX 15

Davidson County DEEDTRS
Recvd: 03/04/04 15:26 4pgs
Fees:23.00 Taxes:604.01
20040304-0024993

FROM: LARRY N. WESTBROOK, Successor Trustee

TO: W. WESLEY ECKENFELDER

Address New Owner as follows:
W. Wesley Eckenfelder
121 Harpeth Trace Drive
Nashville, TN 37221

Send Tax Bills To:

Map-Parcel No.
143-03-0-D/121.00

THIS INSTRUMENT PREPARED BY:

STELTEMEIER & WESTBROOK
2002 Richard Jones Rd., C-101
P.O. Box 150349
Nashville, TN 37215-0349

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $163,246.76.

Amanda L. Manville
Affiant

Subscribed and sworn to before me, this the 24th day of February, 2004.

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires:

4/23/05

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 31, 2003, of record as Instrument #20030407-0045575, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", **James O. Abston, III and wife, Lindsay Gene Abston,** conveyed to **Saturn and Mazer Title Services, Inc., Trustee,** the hereinafter described real estate, hereinafter referred to as "Property", to secure and indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to an the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the owner and holder of the indebtedness directed **Larry N. Westbrook, Substitute Trustee,** said appointment being set forth in the Register's Office of Davidson County, Tennessee, of record as Instrument #20040211 -0016709, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, **Larry N. Westbrook, Substitute Trustee,** did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:00 Noon, on Monday, February 23, 2004, at the Front door of the Gaylord Entertainment Center, 501 Broadway, Davidson County, Nashville, Tennessee, at public outcry to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in **The Nashville Record**, a newspaper of general circulation in Davidson County, Tennessee, on January 29, February 5 and February 12, 2004; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, **W. Wesley Eckenfelder,** was the highest and best bidder;

NOW, THEREFORE, the undersigned, **Larry N. Westbrook, Substitute Trustee,** acknowledges receipt of the sum of One Hundred Sixty-Three Thousand Two Hundred Forty-Six and 76/100ths ($163,246.76) Dollars, which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto **W. Wesley Eckenfelder,** his successors and assigns, the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 121 in a Horizontal Property regime located on the Plan of Harpeth Trace Condominiums, as of record in Book 5050, page 47, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to James O. Abston, III and wife, Lindsay Gene Abston, by Warranty Deed from W. Wesley Eckenfelder, Unmarried, dated March 31, 2003 and recorded as Instrument #20030407-0045574, Register's Office of Davidson County, Tennessee.

This is improved property known as 121 Harpeth Trace Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to **W. Wesley Eckenfelder,** his successors and assigns, forever; and **Larry N. Westbrook, Substitute Trustee,** does hereby transfer, assign, and set over unto **W. Wesley Eckenfelder,** all of his right, title and interest in the said Property as Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said **Larry N. Westbrook, Substitute Trustee,** has executed this instrument on this the 24th day of February, 2004.

Larry N. Westbrook, Sub. Trustee

Larry N. Westbrook
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public within and for said State and County aforesaid, the within named LARRY N. WESTBROOK, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 24th **day of** February, **2004.**

NOTARY PUBLIC

My Commission Expires:

1/26/2008

