Davidson County DEEDTRS
Recvd: 03/04/04 15:28 3pgs
Fees:18.00 Taxes:314.50
20040304-0024997

THIS INSTRUMENT PREPARED BY:
ANDREW B. GIBSON, JR.
GIBSON, GREGORY & GWYN, PLLC
201 Fourth Avenue, North
Suite 1900
Nashville, TN 37219

SUCCESSOR TRUSTEE'S DEED

ADDRESS NEW OWNER AND SEND TAX BILLS TO:

M.K. Stevenson
J.E. Stevenson
c/o 4124 Franklin Road
Nashville, TN 37204

MAP NO: 161-5-C PARCEL NO: 110

THIS INSTRUMENT made and entered into this 4th day of March, 2004, by and between Andrew B. Gibson, Jr., Successor Trustee, and M.K. Stevenson and J.E. Stevenson, Co-Trustees, both with full power to sell, transfer, lease, mortgage or encumber without the joinder of any beneficiary (hereinafter referred to as "Grantee").

W I T N E S S E T H :

WHEREAS, by deed of trust executed on the 15th day of February, 2002, of record in Instrument No.: 20020401-0039202, Register's Office for Davidson County, Tennessee, John W. Barton and wife, Cherrod Barton, conveyed certain real property to Real Security, Inc.,Trustee, and its successors in trust, M.K. Stevenson and J.E. Stevenson of Davidson County, Tennessee, a deed of trust securing certain indebtedness described therein; and

WHEREAS, the owner and holder of the note evidencing the aforesaid indebtedness, as provided in said deed of trust and by instrument of record under Instrument No. 20030220-0022755, Register's Office for Davidson County, Tennessee, appointed Andrew B. Gibson, Jr., a resident of Williamson County, Tennessee, as Successor Trustee and vested him with all of the rights, powers and privileges of the original Trustee named in said deed of trust; and

WHEREAS, the indebtedness secured by said deed of trust was not paid as agreed, but default was made, and thereupon, at the request of M.K. Stevenson and J.E. Stevenson, the holder of said indebtedness, the Successor Trustee did commence foreclosure of said property pursuant to the provisions of said deed of trust; and

WHEREAS, on Wednesday, March 3, 2004, at 12:00 o'clock noon at the corner of Fifth Avenue and Broadway, at the main entrance of the Gaylord Entertainment Center of the Davidson County, Courthouse, Nashville, Davidson County, Tennessee, said Successor Trustee offered said real estate for sale, subject to all restrictions of record, all unpaid taxes and any other prior mortgages and liens of record and in bar of the statutory right of redemption set forth in TCA §66-8-101, et. seq., homestead, dower, elective share, rights of appraisement or valuation, and all other rights and exemptions of every kind, all of which were expressly waived and conveyed in the aforesaid deed of trust, and after being cried for a reasonable time, the property was sold to the highest bidder, the same being the Grantee, for the sum of $85,000.00, and said sum was applied and credited by Real Security, Inc., to the outstanding indebtedness, as by said deed of trust directed.

NOW, THEREFORE, this deed further witnesseth:

THAT for and in consideration of the said Grantee having credited to the secured indebtedness said sum of $85,000.00, as hereby acknowledged, the Successor Trustee has this day bargained and sold and does hereby sell, transfer and convey unto the said Grantee, its heirs, successors and assigns, forever, the following described tracts or parcels of land described as follows, to-wit:

> Land in Davidson County, Tennessee being Unit 10, Huntington Park Townhomes in Master Deed filed in Record Book 8813, page 573, as amended in Record Book 9018, page 56, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to John W. Barton and wife, Cherrod Barton, from M.K. Stevenson and J.E. Stevenson, Trustee, by deed of record under Instrument No. 20020401-0039201, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to By-Laws of record in Book 8813, page 5909, restrictive covenants of record in Book 4225, page 778, TVA easement in Book 2338, page 227, all in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real property and any improvements thereon unto the said Grantee, their heirs, successors and assigns, in fee simple, forever, and in bar of all rights of redemption.

AND said Successor Trustee does hereby transfer, assign and set over unto the said Grantee all of the covenants and warranties in the aforesaid deed of trust and does

hereby transfer, sell and convey unto said Grantee every right, title and interest which he as Successor Trustee holds by virtue of the said deed of trust and his appointment.

WITNESS the signature of the Successor Trustee on this the 4th day of March, 2004.

ANDREW B. GIBSON, JR.,
SUCCESSOR TRUSTEE
GIBSON, GREGORY & GWYN, PLLC
201 Fourth Avenue, North, Suite 1900
Nashville, TN 37219
(615) 242.7700

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, PAMELA A. PHILLIPS, a notary public in and for the aforesaid state and county, the within named Andrew B. Gibson, Jr., Successor Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and executed the within instrument for the purposes therein contained.

Witness my hand and affixed seal in Nashville, Davidson County, Tennessee, this 4th day of March, 2004.

PAMELA A. PHILLIPS Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires January 26, 2008

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer of $85,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of March, 2004.

PAMELA A. PHILLIPS Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires January 26, 2008

NOTARY PUBLIC

My Commission Expires: _____

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