SEND TAX BILLS TO:
National Bank of Commerce
PO Box 1801
Memphis TN 38181

THIS INSTRUMENT PREPARED BY:
Michael I. Mossman, Attorney
PO Box 330159
Nashville, Tennessee 37203

Map-Parcel 72-7-174

Davidson County DEEDTRS
Recvd: 05/18/04 13:15 2pgs
Fees:13.00 Taxes:481.00
20040518-0058160

SUCCESSOR TRUSTEE'S DEED

WHEREAS, on the 19th of May, 1999, Richard D. Miller, unmarried, executed a Deed of Trust conveying to R. Grattan Brown, Jr. and Charles A. Neale, as Trustees, to secure a note in the amount of $142,400.00, payable to National Bank of Commerce, as fully set forth in said Deed of Trust which is of record in Book 11485, Page 200, in the Register's Office for Davidson County, Tennessee.

WHEREAS, the said R. Grattan Brown, Jr. and Charles A. Neale declined to serve as Trustees, and thereafter Michael I. Mossman was named Successor Trustee by written instrument recorded as Instrument Number 20040325-0033692, Register's Office for Davidson County, Tennessee; and

WHEREAS, Michael I. Mossman, Successor Trustee, at the request of the holder of said indebtedness, and under and by virtue of the power vested in him as such Successor Trustee, in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving thirty (30) days notice by three (3) successive publications, namely April 2, 2004, April 9, 2004, and April 16, 2004, in The Nashville Business Journal, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust, and

PURSUANT to said advertisement, on May 3, 2004, at 12:00 P.M. outside the main entrance of the old Ben West Library building, 225 Polk Avenue, Downtown Nashville, Tennessee, 37201, he, as such Successor Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equity of redemption as provided in said Deed of Trust, but subject to any and all unpaid taxes; restrictive covenants, easements and set back lines; and any and all redemption rights, including rights of redemption of any governmental agency, State or Federal; and any and all other prior liens or encumbrances against said real property, at which time National Bank of Commerce submitted the highest and best bid in the amount of $130,000.00.

NOW, THEREFORE, in consideration of the premises, Michael I. Mossman, Successor Trustee, does hereby sell, transfer, and convey to National Bank of Commerce, their successors and assigns in fee simple, and in bar of all equities above mentioned the following described real property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Kenmore Place, a Plan which is of record in Plat Book 332, page(s) 32 -33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.
>
> Being the same property conveyed to Richard D. Miller, unmarried, by deed of record in Book 11485, page 197, said Register's Office.
>
> Property Address: 1245 McGavock Pike, Nashville TN 37216
>
> Michael I. Mossman, Successor Trustee, conveys to National Bank of Commerce, all the rights conveyed to him

as Successor Trustee, in said Deed of Trust, and including such covenants and warranties as he, as such Successor Trustee, may lawfully make, all his actions in the premises being solely as Trustee and not otherwise, under the power vested in him under said Deed of Trust hereinabove referred to and not as an Individual.

WITNESS, my hand in Nashville, Tennessee this 3rd day of May, 2004.

MICHAEL I. MOSSMAN
Successor Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael I. Mossman, Trustee, 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, Davidson County, Tennessee, this 3rd day of May, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/24/05

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

AFFIANT

Sworn to and subscribed before me, this 3rd day of May, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/24/05