This instrument prepared by:
Kevin J. Jones
Attorney at Law
1801 8th Avenue South, Suite 100
Nashville, Tennessee 37203

Davidson County DEEDTRS
Recvd: 07/02/04 12:01 2pgs
Fees:13.00 Taxes:203.50
20040702-0079145

Address New Owner:
James Roberts
201 Thompson Lane, Suite 200
Nashville, Tennessee 37211

Send Tax Bills To:
SAME

Map/ Parcel
081-160-681.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated May 17, 1999, executed by JOSEPH SANDIFER, III, A SINGLE PERSON, to D. W. MCMACKIN, DAVIDSON COUNTY, TENNESSEE, Trustee, as of record at Book 11490, Page 221, Register's Office for Davidson County, Tennessee, the JOSEPH SANDIFER, III, conveyed to the said Trustee the there within-described real property to secure the payment of the indebtedness described therein; and,

WHEREAS, by an Appointment of Substitute Trustee of record at Instrument Number 20040513-0055588, Register's Office for Davidson County, Tennessee, Kevin J. Jones, Nashville, TN, was appointed as Substitute Trustee; and,

WHEREAS, default was made in the payment of said indebtedness and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand upon me, Kevin J. Jones, Nashville, TN, Substitute Trustee, to exercise the power of sale contained in said Deed of Trust; and,

WHEREAS, I caused said property to be advertised in the Nashville Record, a newspaper published in Davidson County, Tennessee, once each week for three (3) consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 11:00 a.m., on July 2, 2004, at the front door of Metro City Hall, the Old Ben West Library Building at 225 Polk Avenue, Nashville, Tennessee, for cash; and,

WHEREAS, the highest, last and best bid received was in the amount of $55,001.00, said offer and bid having been made by James Roberts;

NOW, THEREFORE, in consideration of said sum, I, Kevin J. Jones, Nashville, TN, Substitute Trustee, have bargained and sold and by these presents do transfer and convey to the James Roberts, his successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being the westerly 16-2/3 feet of Lot No. 11 and the easterly 16-2/3 feet of Lot No. 12 in Spain's Subdivision of Lot No. 180 of the John McNairy Mansion House Tract, a plan of said Subdivision not being of record, a plan of said Mansion House Tract is of record on the Front Fly Leaf of Book No. 9, said Register's Office.
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> Said part of Lots Nos. 11 and 12 together front 33-1/3 feet on the southerly side of Phillips, formerly Haslam Street and runs back between parallel lines 129 feet, more or less, to an alley.

Being the same property conveyed to Joseph Sandifer, III, a single person, by Deed from Dewey Burnett and wife, Carrie Bell Burnett, of record in Book 10055, page 306, said Register's Office.

TO HAVE AND TO HOLD, said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Roberts, his successors, heirs and assigns, forever.

This conveyance is made by me as Substitute Trustee of all my right, title and interest in the property as described in the within above-referenced Deed of Trust, without warranty of any kind, and no further or otherwise.

WITNESS my hand this 2nd day of July, 2004.

Nashville TN, Substitute Trustee

Kevin J. Jones, Nashville, TN, Substitute Trustee

STATE OF TENNESSEE)
)SS:
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin J. Jones, Nashville, TN, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville Tennessee, this 2 of July, 2004.

Notary Public
My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON CO.

STATE OF TENNESSEE)
)SS:
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $55,001.00.

Affiant

Subscribed and sworn to before me this 2 day of July, 2004.

Notary Public
My Commission Expires: 7-2-08

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.