THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TENNESSEE 37215-2860

Davidson County DEEDTRS
Recvd: 07/13/04 15:11 2pgs
Fees:13.00 Taxes:356.52
20040713-0083502

TRUSTEE'S DEED

Michael J. Philbin,
Successor Trustee

to

SUNTRUST MORTGAGE, INC.
P. O. Box 26149
Richmond, VA 23260-6149
SEND TAX BILLS HERE
NO MORTGAGEE

Map # 165-13-0-
Group # A
Parcel # 27CO

WHEREAS, Demetrious Coleman executed a deed of trust on the 20th day of March, 1997, which was recorded in Book 10391, Page 244, Register's Office, Davidson County, Tennessee, conveying to T. Michael Logan, Trustee, the property hereinafter described to secure the payment of a promissory note payable to SunTrust Bank, Nashville, N.A. referred to in said deed of trust; and

WHEREAS, the aforesaid note and deed of trust were assigned to SunTrust Mortgage, Inc. by instrument of record in Book 10391, Page 264, said Register's Office; and

WHEREAS, Michael J. Philbin, was appointed Successor-Trustee, said appointment being recorded as Instrument No. 20040616-0071165, Register's Office, Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, Grantor herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, the sale was held at the time and place advertised, to-wit: on the 12th day of July, 2004 at 10:30 A.M. outside the front door of Register's Office for Davidson County, Tennessee, located at 501 Broadway, Suite 501, at the northwest entrance to Gaylord Entertainment Center, at which time the Trustee, Grantor herein, offered for sale certain property hereinafter described, to the highest and best bidder for cash, at public outcry, in bar of all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including but not limited to, a statutory right to an elective share in the Property, all of which were expressly waived and relinquished in the Deed of Trust, said property being real estate situated in Davidson County, Tennessee; and

WHEREAS, Grantee herein, SunTrust Mortgage, Inc., being the highest and best bidder at said sale with a bid of Ninety Six Thousand Three Hundred Fifty-Seven and 89/100 Dollars ($96,357.89), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of Ninety Six Thousand Three Hundred Fifty-Seven and 89/100 Dollars ($96,357.89), paid by SunTrust Mortgage, Inc., the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto SunTrust Mortgage, Inc., its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Being Lot No. 361, on the plan of Section 5, Peppertree Forest, PUD, of record in Book 7900, Page 499, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Demetrious A. Coleman, unmarried by deed of record in Book 10391, Page 241, Register's Office for Davidson County, Tennessee.

This is improved property also known as 616 North Stonegate Court, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said SunTrust Mortgage, Inc., its successors and assigns forever as fully and completely as the Successor-Trustee can or ought to convey under the power vested in the Trustee in said Deed of Trust and his appointment as Successor-Trustee; and said Successor-Trustee, Grantor herein, does hereby transfer and assign to SunTrust Mortgage, Inc., its successors and assigns all the warranties and covenants made in said Deed of Trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 12th day of July, 2004.

Michael J. Philbin, Successor-Trustee

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Philbin, Successor-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 12th day of July, 2004.

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jill Connors
My Commission Expires
November 27, 2004

Commission Expiration Date

Notary Public

Printed Name of Notary

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration of value, whichever is greater for this transfer is $96,357.89.

Michael J. Philbin, AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of July, 2004.

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jill Connors
My Commission Expires
November 27, 2004

Commission Expiration Date

Notary Public

Printed Name of Notary