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

Davidson County DEEDTRS
Recvd: 07/15/04 13:16 2pgs
Fees:13.00 Taxes:281.20
20040715-0084496

THIS INSTRUMENT PREPARED BY:
Michael I. Mossman, Attorney
PO Box 330159
Nashville, Tennessee 37201

Map-Parcel 43-13-140

SUCCESSOR TRUSTEE'S DEED

WHEREAS, on the 29th of September, 1999, Timothy Ayers and Robin Brown-Ayers, husband and wife, 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 $89,000.00, payable to National Bank of Commerce, as fully set forth in said Deed of Trust which is of record in Book 11691, Page 176, 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 20031124-0170829, 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 June 11, 2004, June 18, 2004, and June 25, 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 July 12, 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 $76,000.00.

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 1 as shown on the map entitled Subdivision of Tract No. 1, Forest Park Acreage Tracts, of record in Plat Book 843, page(s) 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Timothy Ayers, a married man, by deed of record in Book 11691, page 171, said Register's Office.
>
> Property Address: 505 East Maple Street, Madison TN 37115

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 12th day of July, 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 12th day of July, 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 $76,000.00.

AFFIANT

Sworn to and subscribed before me, this 12th day of July, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/24/05