FILE BOX 19B

Davidson County DEEDTRS
Recvd: 07/28/04 09:58 2pgs
Fees:13.00 Taxes:429.09
20040728-0090085

THIS INSTRUMENT PREPARED BY:
Weiss & Weiss, Attorneys at Law
761 Old Hickory Blvd., Suite 102
Brentwood, TN 37027

TRUSTEE ' S DEED

WHEREAS, by Deed of Trust (hereinafter referred to as the "Deed of Trust") dated February 4, 2002, and recorded in Instrument No. 20020212-0018680, in the Register's Office of Davidson County, Tennessee, Janice M. Blankenship and Roger D. Blankenship conveyed to Scott D. Weiss, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the lawful owner and holder requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by Earl Darnell, owner of the debt secured by said Deed of Trust, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by advertisement which appeared in the Nashville Record on the 1st, 8th and 15th day of July, 2004, the sale was appointed to be held on the 22nd day of July, 2004, at the Register of Deed's Office, Northwest entrance door, 6th and Broadway, Nashville, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale to the highest call bidder and at public outcry for cash at which time the said property was struck off and sold to Earl Darnell, whose address is 526 Franklin Limestone Road, Nashville, Tennessee 37217, at and for the sum of One Hundred Fifteen Thousand Nine Hundred Seventy and 00/100 ($ 115,970.00) Dollars, that being the highest and best bid offered; and,

NOW THEREFORE, in consideration of the premises and the payment by Earl Darnell, of the sum of money bid, said sum being credited to the indebtedness secured by the Deed of Trust, receipt of which is hereby acknowledged, the undersigned, Scott D. Weiss, Trustee, does hereby grant, bargain, sell and convey to the said Earl Darnell, his successors and assigns, in fee simple forever, the property above mentioned and being further described as property situated in Davidson County, Tennessee, to-wit:

LAND in the 2nd Civil District of Davidson County, Tennessee, described according to a survey by E. L. Miller, Jr., & Company, dated February 12, 1968, as follows:

BEGINNING at a nail set in the center of Franklin Limestone Road, common front corner of Davis property and the tract herein described; thence, South 73 degrees 10 minutes East 958.6 feet to an iron pin, common rear corner of the Davis property and Jackson property and the tract herein described; thence, South 84 degrees 37 minutes West 604.0 feet to a point; thence, North 73 degrees 08 minutes West 113.6 feet to a point; thence, North 48 degrees 16 minutes West 322.8 feet to a nail driven in the center of Franklin Limestone Road; thence, with the centerline of said Road, North 20 degrees 55 minutes East 91.8 feet to the POINT OF BEGINNING.

BEING the same property conveyed to Janice M. Blankenship and husband, Roger D. Blankenship by Warranty deed from Earl Darnell, Unmarried, of record in Instrument No. 20020212-0018679, Register's Office for Davidson County, Tennessee.

BEING improved property located at 528 Franklin Limestone Road, Nashville, Tennessee 37217.

This conveyance is subject to any and all unpaid taxes that may be a lien against the

property; and subject to any and all other liens, interests and encumbrances which take priority over the Deed of Trust upon which the foreclosure sale is had.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Earl Darnell, his successors and assigns, in fee simple forever, to whom the said Scott D. Weiss Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Scott D. Weiss Trustee, has hereunto set his hand and seal this 23rd day of July, 2004.

SCOTT D. WEISS, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of July, 2004, before me, the undersigned, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Scott D. Weiss, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the same as his free act and deed.

Witness my hand and official seal at Brentwood, Tennessee, this the 23rd day of July, 2004.

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/31/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 115,970.00.

Sandra S. Schwarz
Affiant

Subscribed and sworn to before me this the 23rd day of JULY, 2004.

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/31/07

ADDRESS NEW OWNER AS FOLLOWS:

Earl Darnell
526 Franklin Limestone Road
Nashville, Tennessee 37217

SEND TAX BILLS TO:

"NEW OWNER"

Map: 135-00-0
Parcel: 279.00