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

Davidson County DEEDTRS
Recvd: 07/29/04 09:47 3pgs
Fees:18.00 Taxes:401.05
20040729-0090753

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 No. 50-15-30

WHEREAS, Frederick L. Bryant and Shannon L. Bryant executed a deed of trust on the 17th day of December, 1999, which was recorded as Instrument No. 199912300309261 Register's Office, Davidson County, Tennessee, conveying to J. Blake Freeman, Trustee, the property hereinafter described to secure the payment of a promissory note payable to Franklin American Mortgage Company referred to in said deed of trust; and

WHEREAS, the aforesaid note and deed of trust were assigned to Crestar Mortgage Corporation by assignment recorded as Instrument No. 199912300309262 in said Register's Office;

WHEREAS, Crestar Mortgage was merged into SunTrust Mortgage, Inc., pursuant to Articles of Merger dated October 1, 1999, which Articles were filed with the Secretary of State for the Commonwealth of Virginia, the surviving corporation from said merger being known as SunTrust Mortgage, Inc.; and

WHEREAS, Michael J. Philbin, was appointed Successor-Trustee, said appointment being recorded as Instrument No. 20030712-0097360, 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 this 27th 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 waived in said Deed of Trust; and

WHEREAS, Grantee herein, SunTrust Mortgage, Inc., being the highest and best bidder at said sale with a bid of One Hundred Eight Thousand Three Hundred Ninety-One and 42/100 Dollars ($108,391.42), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of One Hundred Eight Thousand Three Hundred Ninety-One and 42/100 Dollars ($108,391.42), 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:

Land in Davidson County, Tennessee, being Lot No. 580 on the Plan of Parkwood Estates Subdivision, Section 4, as of record in Book 3300, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 580 fronts 75.0 feet on the southeasterly margin of Doverside Drive, and runs back between parallel lines measuring 150.0 feet on each line to a dead line in the rear measuring 75.0 feet thereon; said dead line being on the northwesterly margin of the Briley Parkway right-of-way.

Being the same property conveyed to Frederick L. Bryant and wife, Shannon L. Bryant, by Instrument 199912300309260, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to SunTrust Mortgage, Inc., by Trustee's Deed pursuant to a foreclosure sale of the property held August 26, 2003, said Trustee's Deed having been recorded as Instrument No. 20030909-0131152 on September 9, 2003, in said Register's Office. Subsequently, it was determined that the foreclosure sale was invalid due to a petition in Bankruptcy Court having been filed prior to the foreclosure sale. The conveyance made following the foreclosure sale was rescinded pursuant to a document recorded May 14, 2004, as Instrument No. 20040514-0057088 and re-recorded as Instrument No. 20040528-0062846.

This is improved property also known as 3318 Doverside Drive, Nashville, TN 37207.

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 27th 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 27th 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 $108,391.42.

Michael J. Philbin, AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of July, 2004.

Notary Public

Printed Name of Notary

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Jill Connors
My Commission Expires
November 27, 2004

Commission Expiration Date