PICK-UP

New owner

SEND TAX TO:

DUANE WARD
2040 LYNNWOOD DR
FRANKLIN, TN 37069

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

TRUSTEE'S DEED

Davidson County DEEDTRS
Recvd: 08/06/04 10:12 2pgs
Fees:13.00 Taxes:322.27
20040806-0094899

Michael J. Philbin,
Successor Trustee

to

DUANE WARD
2040 Lynnwood Drive
Franklin, TN 37069
SEND TAX BILLS HERE
NO MORTGAGEE

Map No. 96-14
Parcel No. 204
Field Book No. 3DZ-59924

WHEREAS, Richard W. Gore, Jr. and Lisa Ann Gore executed a deed of trust on the 16th day of February, 1996, which was recorded in Book 9953, Page 869, 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. in Book 9953, Page 876, in said Register's Office; and

WHEREAS, Michael J. Philbin, was appointed Successor-Trustee, said appointment being recorded as Instrument No. 20040618-0072513 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 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 equities of redemption, the statutory right of redemption, homestead, dower and all other rights or exemptions of every kind all of which were waived in said Deed of Trust; and

WHEREAS, Grantee herein, Duane Ward, being the highest and best bidder at said sale with a bid of Eighty Seven Thousand One Hundred and No/100 Dollars ($87,100.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of Eighty Seven Thousand One Hundred and No/100 Dollars ($87,100.00), paid by Grantee, 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 Duane Ward, his successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Being Lot No. 733 on the Plan of Cloverhill, Section No. IX, of record in Book 2331, Page 44, 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 Richard W. Gore, Jr., and wife, Lisa Ann Gore by deed of record in Book 9953, Page 866, Register's Office for Davidson County, Tennessee.

This is improved property also known as 817 Allen Road, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Duane Ward, his 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 Duane Ward, his 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.

SHELLY ABELL NOTARY PUBLIC AT LARGE

Shelly Abell
My Commission Expires
March 25, 2006

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 $87,100.00.

Michael J. Philbin, AFFIANT

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

SHELLY ABELL NOTARY PUBLIC AT LARGE

Shelly Abell
My Commission Expires
March 25, 2006

Commission Expiration Date

Notary Public

Printed Name of Notary