SEND TAX BILLS TO NEW OWNER:
AEDC Federal Credit Union
PO Box 1210
Tullahoma TN 37388

THIS INSTRUMENT PREPARED BY:
Michael I. Mossman, Attorney
One Church Street Building, Suite 500
Nashville, Tennessee 37201

Map-Parcel 135-16-0-A-8 CO

Davidson County DEEDTRS
Recvd: 08/25/04 09:17 2pgs
Fees:13.00 Taxes:612.64
20040825-0102564

SUCCESSOR TRUSTEE'S DEED

WHEREAS, on the 30th of June, 2000, Robert A. Yeargin, executed a Deed of Trust conveying to R. L. Moore, as Trustee, to secure a note in the amount of $150,000.00, payable to AEDC Federal Credit Union, as fully set forth in said Deed of Trust which is of record in the Register's Office for, Davidson County, Tennessee, as Instrument Number 20000801-0075690.

WHEREAS, the said R. L. Moore declined to serve as Trustee, and thereafter Michael I. Mossman was named Successor Trustee of record as Instrument Number 20031211-0177496, 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 July 16, 2004, July 23, 2004, and July 30, 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 August 16, 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 AEDC Federal Credit Union submitted the highest and best bid in the amount of $165,577.73.

NOW, THEREFORE, in consideration of the premises, Michael I. Mossman, Successor Trustee, does hereby sell, transfer, and convey to AEDC Federal Credit Union, 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(s) 8, as shown on the map entitled Subdivision of Tracts 8, 9 and 10 of Nashboro Village, of record in Plat Book 5200, page(s) 186-189, 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 Robert A. Yeargin, unmarried, by deed of record in Book 11694, page 828, said Register's Office.
>
> Property Address: 1009 Flintlock Court, Nashville, Tennessee 37217.

Michael I. Mossman, Successor Trustee, conveys to AEDC Federal Credit Union, 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 16th day of August, 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, this16th day of August, 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 $165,577.73.

AFFIANT

Sworn to and subscribed before me, this 16th day of August, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/24/05