Davidson County DEEDQC
Recvd: 08/27/04 09:42 2pgs
Fees:12.00 Taxes:0.00
20040827-0103750

This instrument prepared by:
Chan McCullough
700 Craighead St., Suite 103
Nashville, TN 37204

NO MORTGAGE

New Owner - Send Tax Bills:
HomeTrust Partners
700 Craighead St #103
Nashville, TN 37204

TRUSTEE'S QUITCLAIM DEED

WHEREAS, Sherman Dunlap executed a Deed of Trust to Chan McCullough, Trustee, to secure the payment of a certain indebtedness held by and owing to HomeTrust Partners, said Deed of Trust appearing of record instrument #20020909-0108876, Register's Office for Davidson County;

WHEREAS, default was made in the payment of the aforesaid indebtedness and in performance of the covenants described in the Deed of Trust, by reason of which the entire balance was declared due and payable; and

WHEREAS I, Chan McCullough, Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such 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 twenty-one (21) days notice by three (3) successive publications in THE NASHVILLE RECORD, 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.

PURSUANT to said advertisement on Thursday, July 8, 2004, at 10:30 A.M., at 501 Broadway, DAVIDSON COUNTY, TENNESSEE, I, as said 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 equities as provided in said Deed of Trust, at which time HomeTrust Partners, submitted the highest and best bid.

NOW THEREFORE, in consideration of the premises, I, Chan McCullough, Trustee, exercising the power and authority vested in me, and in bar of equities of redemption, statutory redemption, dower and homestead, do hereby quitclaim to HomeTrust Partners, its successors and assigns, all my interest in the following described real property, to-wit:

Tract 1:1828 Cephas St, Nashville, TN 37208, Map 81-7, parcel 414
Being Lot No 13 on the Plan of Cephas Woodard Subdivision of Lots 5 & 6 Woodard Property, as of record in Book 161, page 174, Register's Office for Davidson County., Tennessee.
Being the same property conveyed from HomeTrust Partners to Sherman Dunlap by instrument #20020909-0108875 Register's Office for Davidson County., Tennessee.

Tract 2:1811 Cephas St, Nashville, TN 37208, Map 81-7, parcel 398
Being Lot No 48 on the Plan of Cephas Woodard Subdivision of Lots 5 & 6 Woodard Property, as of record in Book 161, page 174, Register's Office for Davidson County., Tennessee.
Being the same property conveyed from HomeTrust Partners to Sherman Dunlap by instrument #20020909-0108875 Register's Office for Davidson County., Tennessee.

I, Chan McCullough, Trustee, convey HomeTrust Partners, all the rights conveyed to me as said Trustee in said Deed of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make all my actions in the premises being solely as Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual; property is subject to any governmental zoning or subdivision ordinances or regulations in effect thereon and further subject to any unpaid taxes or assessments owing on the property.

Witness my hand this at Nashville, Tennessee this 24th day of August, 2004.

Chan McCullough, Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chan McCullough, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24 day of August, 2004

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires 7-19-08 Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Nancy Ryan
AFFIANT

Subscribed and sworn to me this 24th day of August, 2004.

Commission expires 1/29/05 Notary Public W. John Mc, Jr