STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF Sept 2004

Deputy Register

This Instrument prepared by:
Crislip, Philip & Associates
4515 Poplar Avenue, Ste. 322
Memphis, TN 38117
(901) 525-2427

TRUSTEE'S DEED

On the 31st day of July, 1998 PATRICIA L. UTLEY executed a Deed of Trust to John B. Philip, Shelby County, Tennessee as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee in Book 11053, Page 375. The property is known as 823 West Greenwood Avenue, Nashville, Tennessee 37206 and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in The Nashville Record newspaper, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on August 19, August 26, and September 2, 2004. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Friday, September 10, 2004 at 12:00 noon and at the place mentioned in the advertisement which was at 225 Polk Avenue (old Ben West Library Building) in downtown Nashville, Tennessee. The said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to Aubrey Hiam, at and for the sum of $31,818.00, which was the highest and best valid bid offered, and the purchaser, Aubrey Hiam, has complied with his bid by payment of such sum to the Trustee.

NOW, THEREFORE, the undersigned, John B. Philip, Trustee, does hereby bargain, sells, and conveys unto the said Aubrey Hiam, the property above mentioned and now more fully described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 49 on the Plan of Thornby Place, as of record in Book 332, page 3, Register's Office for said County.

Said lot fronts 50 feet on the north side of Greenwood Avenue and runs back between parallel lines along the west margin of an alley, 145 feet to another alley in the rear.

This being the same property described by deed of record in Book 6640, Page 127 in the Register's Office of Davidson County, Tennessee.

Parcel No. 082-04-0 160.00

The said John B. Philip, Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said John B. Philip, Trustee, has hereunto set his hand this 10th day of September, 2004.

JOHN B. PHILIP, TRUSTEE

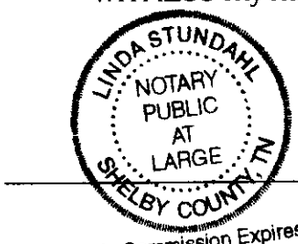
Davidson County DEEDTRS
Recvd: 09/15/04 09:12 2pgs
Fees:13.00 Taxes:162.80

20040915-0111099

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 10th day of September, 2004, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared John B. Philip, Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.



My Commission Expires
July 11, 2006

NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF_____

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$33,818.00** which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me this _____day of _____, 2004.

NOTARY PUBLIC

FOR REGISTER'S USE ONLY

Property known as:
823 W. Greenwood Avenue
Nashville, TN 37206

GRANTEE (New owner) &
Send Tax Notice to:
Aurbrey Hiam
301 Fairbanks Road
Goodlettsville, Tennessee 37072

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