Davidson County DEEDTRS
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Fees:18.00 Taxes:74.00
20041108-0134429

This Instrument Prepared By:
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TRUSTEE'S DEED

On the 15th day of July, 1998, Linda L. Collins and husband, Darrell W. Collins executed a Deed of Trust payable to Cumberland Bank {f/k/a The Community Bank}.

Said Deed of Trust (hereinafter "Deed of Trust") is of record in book 11026, page 516, Register's Office for Davidson County, Tennessee and was modified by trust deed as recorded in instrument number 20010205-0011298.

Said Deeds of Trusts conveyed to Danny J. Herron, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the original Deed of Trust and the modified Deed of Trust, which Note was payable to Cumberland Bank {f/k/a The Community Bank}. Default was made in the payment of the Note and the owner and holder of the Note demanded that the hereinafter described real property be advertised and sold in satisfaction of indebtedness and costs of foreclosure in accordance with the terms and provisions of the Note and Deed of Trust.

When the said Danny J. Herron, Trustee, was unable to act as Trustee under the Deed of Trust, J. Nick Shelton was appointed Substitute Trustee by the owner and holder of the Note as evidenced in instrument #20041007-0121217, Register's Office for Davidson County, Tennessee;

The subject property is known as 1011 North 5th Street, Nashville, Tennessee.

The obligor defaulted in the payment of the debts and obligations secured by the Deeds of Trusts and the holder of the note evidencing such obligation requested that I, J. Nick Shelton, Substitute Trustee, pursuant to the power, duty and authority vested in and conferred upon me by the Deed of Trust auction and offer for sale the subject property at public auction to the highest and best bidder. Therefore, on 4 NOVEMBER 2004 (Thursday) at noon (12:01 p.m.) at the front door of the Register's Office of Davidson County, Tennessee the undersigned substitute trustee did so offer for public sale to the highest bidder for cash, and free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, that certain real property located in Davidson County, Tennessee, described as follows:

> ***LAND in Davidson County, Tennessee, being Lot No. 123 in Sharpe and Crutcher's Addition to East Nashville, as of record in Book 57, Page 82, Register's Office for said County.***
>
> ***Said Lot No. 123 fronts 50 feet on the easterly side of North Fifth Street and runs back between parallel lines 165 feet to an alley.***
>
> ***Being the same property conveyed to Darrell W. Collins and wife, Linda L. Collins, by deed from***

Dale D. Williams and wife, Deanne M. Williams, of record in Book 11026, page 513, Register's Office for Davidson County, Tennessee.

The subject property is known as 1011 North 5th Street, Nashville, Tennessee.

PARCEL NUMBER: 082-04-0-090.00

At said November 4, 2004 sale, the property was struck off and sold to ***CUMBERLAND BANK, GRANTEE***, at and for the sum of $20,000.00 which was the highest and best valid bid offered, and the purchaser, ***CUMBERLAND BANK, GRANTEE***, has complied with their bid by payment of same.

NOW, THEREORE, the undersigned, J. Nick Shelton, Substitute Trustee, does hereby bargain, sell and convey unto the said ***Cumberland Bank, Grantee***, the 1011 North 5th Street, Nashville, TN real property more fully described as follows:

LAND in Davidson County, Tennessee, being Lot No. 123 in Sharpe and Crutcher's Addition to East Nashville, as of record in Book 57, Page 82, Register's Office for said County.

Said Lot No. 123 fronts 50 feet on the easterly side of North Fifth Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Darrell W. Collins and wife, Linda L. Collins, by deed from Dale D. Williams and wife, Deanne M. Williams, of record in Book 11026, page 513, Register's Office for Davidson County, Tennessee.

PARCEL NUMBER: 082-04-0-090.00

The address of the above-described property is: 1011 North 5th Street, Nashville, TN

The said J. Nichols Shelton, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all person claiming the same by, through or under him, but not further otherwise. The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said J. Nichols Shelton, Substitute Trustee, has hereunto set his hand this 5th day of November, 2004.

DATED THIS 5th day of November, 2004.

J. Nick Shelton, #19592
408 Main Street; P. O. Box 708
Franklin, TN 37065-0708
(615) 794-7500
(615) 790-8476 Facsimile
jnickshelton@hotmail.com

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said state and county, J. NICHOLS SHELTON, the within named bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence (or whom supplied adequate and detailed identification proving herself to be the undersigned bargainor), and who acknowledged that he executed the foregoing instrument for the purposes therein contained and that the information contained herein is true and correct.

Witness my hand and official seal at Franklin, Williamson County, Tennessee this 5th day of NOVEMBER, 2004.

April Ferguson
NOTARY PUBLIC

APRIL FERGUSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 06/01/08

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or fair market value of the property, whichever is greater, for this transfer is $ 20,000.00.

Affiant

Witness my hand and sworn to and subscribed to me, the undersigned, this 5TH DAY OF NOVEMBER 2004 in Franklin, Williamson County, Tennessee.

April Ferguson
NOTARY PUBLIC

APRIL FERGUSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 06/01/08