Name and Address of New Owner & Tax Bills to:
Maitland Properties, LLC
7213 Wexford Point
Nashville, TN 37221

Prepared by:
David G. Mangum, Attorney
2303 Franklin Road
Nashville, TN 37204

Davidson County DEEDTRS
Recvd: 11/19/04 16:27 2pgs
Fees:13.00 Taxes:617.16
20041119-0139477

MAP-PAR No.: 117-02-0-D 012.00 CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated May 9, 2002, recorded in Instrument No. 20021029-0132362, Register's Office, Davidson County, Tennessee, William Davenport and Robin Victor Davenport, husband and wife, conveyed to Vaden Lackey, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated September 14, 2004, and recorded in Instrument No. 20040929-0116942, said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 32 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the *Nashville Business Journal*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of October 15, October 22 and October 29, 2004, stating that on Friday, November 5, 2004 at 12:00 Noon, at the front entrance to the old Ben West Library, at 225 Polk Avenue, Downtown, Nashville, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes.

WHEREAS, on said date at the time and place stated in said advertisement, said foreclosure sale was postponed until Friday, November 19, 2004 at 2:00 p.m. at the front entrance to the old Ben West Library, located at 225 Polk Avenue, Downtown Nashville, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to Maitland Properties, LLC, its successors and assigns for $107,010.00, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, David G. Mangum, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said **Maitland Properties, LLC**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

A CERTAIN condominium apartment in Davidson County, Tennessee, being Unit 12 on the Plan of Clairmont Condominiums, of record in Book 6200, page 551, Register's Office for

said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

DEED REFERENCE:
BEING the same property conveyed to Robin Victor Davenport by Quitclaim Deed from William Casey Davenport of record in Instrument No. 20030219-0021363, said Register's Office.

MAP/Parcel No.: 117-02-0-D 012.00 CO
PROPERTY ADDRESS: 3033 Woodlawn Drive, Nashville, TN 37215 as shown on the tax maps of the Assessor of Property for Davidson County, Tennessee.

This description was taken from the previous and last conveyance.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 19th day of November, 2004.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the 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, Tennessee, on th[illegible] day of November, 2004.

Kay E Farmer
Notary Public

My Commission Expires: 7/29/06

KAY E. FARMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfe[illegible]

Affiant

Subscribed and sworn before me, this 19th day of November, 2004.

Kay E Farmer
Notary Public

My Commission Expires: 7/29/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$166,800.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF NOV 2004
Clara Brown
Deputy Register

KAY E. FARMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

DGM File #59508