THIS INSTRUMENT PREPARED BY:
ANDREW B. GIBSON, JR.
GIBSON, GREGORY & GWYN, PLLC
201 Fourth Avenue, North
Suite 1900
Nashville, TN 37219

TRUSTEE'S DEED

Davidson County DEEDTRS
Recvd: 11/23/04 13:08 3pgs
Fees:18.00 Taxes:120.25
20041123-0140403

ADDRESS NEW OWNER AND SEND TAX BILLS TO:

D. Stevens
3937 Gallatin Road
Nashville, TN 37216-2499

MAP NO: 82.08 PARCEL NO: 402

THIS INSTRUMENT made and entered into this 19th day of November, 2004, by and between Andrew B. Gibson, Jr., Trustee, and D. Stevens, (hereinafter referred to as "Grantee").

W I T N E S S E T H :

WHEREAS, by installment deed executed on the 5th day of February, 2001, of record in Instrument No.: 20010223-0017298, Register's Office for Davidson County, Tennessee, Joseph Robert Murphy, Sr., and wife, Janice Elaine Murphy, conveyed certain real property to Andrew B. Gibson, Jr., Trustee, his successors and assigns in trust, for the purpose of securing certain indebtedness described therein; and

WHEREAS, the indebtedness secured by said installment deed was not paid as agreed, but default was made, and thereupon, at the request of D. Stevens, the holder of said indebtedness, the Trustee did commence foreclosure of said property pursuant to the provisions of said installment deed; and

WHEREAS, on Friday, November 19, 2004, at 12:00 o'clock noon at the corner of Fifth Avenue and Broadway, at the main entrance of the Gaylord Entertainment Center of the Davidson County, Courthouse, Nashville, Davidson County, Tennessee, said Trustee offered said real estate for sale, subject to all restrictions of record, all unpaid taxes and any other prior mortgages and liens of record and in bar of the statutory right of redemption set forth in TCA §66-8-101, et. seq., homestead, dower, elective share, rights of appraisement or valuation, and all other rights and exemptions of every kind, all of which were expressly waived and conveyed in the aforesaid installment deed, and after being

cried for a reasonable time, the property was sold to the highest bidder, the same being the Grantee, for the sum of $32,500.00, and said sum was applied and credited by D. Stevens, Trustee, to the outstanding indebtedness, as by said installment deed as directed.

NOW, THEREFORE, this deed further witnesseth:

THAT for and in consideration of the said Grantee having credited to the secured indebtedness said sum of $32,500.00, as hereby acknowledged, the Trustee has this day bargained and sold and does hereby sell, transfer and convey unto the said Grantee, its heirs, successors and assigns, forever, the following described tracts or parcels of land described as follows, to-wit:

> Land in Davidson County, Tennessee beginning at a point in the south margin of Mansfield Avenue, 131 feet east of the easterly margin of Olwill Street; thence easterly with the southerly margin of Mansfield Avenue 50 feet to a point at the corner of the property conveyed to Cora M. Walter, et al., as of record in Book 654, page 374, Register's office for said County said property now (at that time) being owned by Beasley; thence with Beasley's west line southerly 170 feet to the north margin of an alley; thence with the margin of said alley westerly 50 feet to a point, thence northerly 170 feet to the point of beginning.
>
> Being the same property conveyed to Joseph Robert Murphy, Sr., and wife, Janice Elaine Murphy by D. Stevens, Trustee, by installment deed of record in Instrument No 20010223-0017298 Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1004 Mansfield Street, Nashville, TN.

TO HAVE AND TO HOLD the aforesaid real property and any improvements thereon unto the said Grantee, their heirs, successors and assigns, in fee simple, forever, and in bar of all rights of redemption.

AND said Trustee does hereby transfer, assign and set over unto the said Grantee all of the covenants and warranties in the aforesaid installment deed and does hereby transfer, sell and convey unto said Grantee every right, title and interest which he as Trustee holds by virtue of the said installment deed and his appointment.

WITNESS the signature of the Trustee on this the 19th day of November, 2004.

ANDREW B. GIBSON, JR., TRUSTEE
GIBSON, GREGORY & GWYN, PLLC
201 Fourth Avenue, North, Suite 1900
Nashville, TN 37219
(615) 242.7700

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, PAMELA A. PHILLIPS, a notary public in and for the aforesaid state and county, the within named Andrew B. Gibson, Jr., Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and executed the within instrument for the purposes therein contained.

Witness my hand and affixed seal in Nashville, Davidson County, Tennessee, this 19th day of NOVEMBER, 2004.

Pamela A. Phillips
NOTARY PUBLIC

PAMELA A. PHILLIPS Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires January 26, 2008

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer of $ 32,500.00.

Affiant

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

Pamela A. Phillips
NOTARY PUBLIC

My Commission Expires: _____

PAMELA A. PHILLIPS Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires January 26, 2008

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