This Instrument Prepared By:

Robert Greene
961 Woodland Street, Suite 103
Nashville, TN 37206

Map & Parcel Nos. 81-03-112

TRUSTEE'S DEED

WHEREAS, by a Deed of Trust, dated the 19th day of February 2003, of record as Instrument No. 20030312-0032781, Registers Office for Davidson County, Tennessee, Patrick Chadwick, Unmarried conveyed the herein described property to Robert Greene, Trustee to secure an indebtedness to Mora Jean Armstrong and Wade L. Phelps evidenced by promissory/Deed of Trust note dated even date of said Deed; and

WHEREAS, default was made in the payment of said note and the lawful holders and owners thereof declared the entire balance of said note immediately due and payable and made demand on me to advertise said property under the terms and provisions of said Deed of Trust; and

WHEREAS, I caused said property to be advertised in the Nashville Record, a newspaper published in Davidson County, Tennessee, all in accordance with the terms and conditions of said Trust agreement, to sell said property at 12:00 Noon, on the 14th of October 2004 at the corner of 5th and Broadway, the main entrance to the Gaylord Entertainment Center in Davidson County, Tennessee, for cash; and

WHEREAS, the highest, last and best bid received was in the amount of Seventy Thousand ($70,000.00) Dollars cash, and offer and bid having been made by Wade L. Phelps.

NOW, THEREFORE, in consideration of said sum, I, Robert Greene, Trustee, have bargained and sold and by these presents do transfer and convey unto the said **Wade L. Phelps** his successors, heirs, and assigns a certain tract or parcel of land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 32 of Block 21 on the Map of Buena Vista of record in Book 57, page 26, Register's Office for said County.

Said Lot No. 32 fronts fifty (50) feet on the westerly side of 14th Avenue, North and runs back between parallel lines, 148 feet to an alley.

Being the same property conveyed to Patrick Chadwick, Unmarried by deed from Wade L. Phelps,Unmarried recorded as Instrument No. 20030312-0032777 Register's Office for Davidson County, Tennessee.

Davidson County DEEDTRS
Recvd: 12/01/04 08:32 2pgs
Fees:13.00 Taxes:259.00
20041201-0142672

This is improved property known as 2113 14th Avenue North, Nashville, TN.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto forever, to Wade L. Phelps, his successors and assigns, whom the said, Robert Greene Trustee, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Robert Greene, Trustee, has hereunto his hand, this 30th day of October 2004.

ROBERT GREENE, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October 2004, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Robert Greene 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 Seal the day and year above written.

MARGARET E. NEVILS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/28/06

Address New Owner/
Tax Bills

Wade L. Phelps
P.O. Box 280655
Nashville, TN 37228

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 70,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS
THE 1st DAY OF Dec 20 04
Deputy Register