THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

Davidson County DEEDTRS
Recvd: 01/10/05 14:10 3 pgs
Fees:18.00 Taxes:111.00
20050110-0003643

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Arthur C. Spain 1108 Battlewood Street Franklin, TN 37069	New Owner	07112007300

TRUSTEE'S DEED

WHEREAS, Deborah Wade, by Deed of Trust (the "Deed of Trust") dated January 16, 2004, of record in Instrument No. 20030205-0015541, Register's Office for Davidson County, Tennessee, conveyed to F. B. Murphy, Jr., Trustee, the hereinafter described real property to secure the payment of a certain indebtedness described in said Deed of Trust, which indebtedness is evidenced by an Promissory Note (the "Note"); and

WHEREAS, demand was made for the payment of the aforesaid indebtedness secured by the Deed of Trust, which indebtedness remained in default; and

WHEREAS, the owner and holder of said Note demanded that the hereinafter described real property be advertised and sold in satisfaction of said indebtedness and the costs of foreclosure, in accordance with the terms and provisions of the Note and Deed of Trust; and

WHEREAS, pursuant to the instructions of the owner and holder of said Note, the Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record in Nashville, Tennessee on December 16, December 23 and December 30, 2004; and

WHEREAS, the Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, on THURSDAY, JANUARY 6, 2005, at 1:30 o'clock p.m., outside the northwest entrance of the Gaylord Entertainment Center located at 501 Broadway, Nashville, Tennessee 37203, and Arthur C. Spain, (hereinafter called "Grantee") being the highest and best bidder therefor, became the purchaser of the property for the sum of Thirty Thousand and 00/100 Dollars ($30,000.00).

NOW, THEREFORE, F. B. Murphy, Jr., in his capacity as Trustee, and not otherwise, for and in the consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his heirs and assigns, certain real property located in Davidson County, Tennessee, described as follows:

Being Lot No. 8 on the Plan of Joywood Estates, Section 2, of record in Book 5210, page 333, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Deborah Wade by deed from Grassland Financial Services, Inc., of record as Instrument No. 20030205-0015540, said Register's Office.

This is improved property known as 1504 Jones Avenue, Nashville, Tennessee 37207.

This conveyance is subject to all unpaid ad valorem taxes (plus penalties and interest, if any) that may be a lien against the property, and subject to any and all liens, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had, including, but not limited to, prior deeds of trust, fixture filings, easements, restrictions, building lines and recorded plans, and subject to any statutory rights of redemption not otherwise waived in the Deed of Trust, and rights of redemption of any agency, state or federal, which have not been waived by such governmental agency. This conveyance is also subject to any and all matters which an accurate survey of the property might disclose.

The property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied; without limiting the foregoing, the property is conveyed without any implied warranties of merchantability or fitness for a particular use or purpose.

TO HAVE AND TO HOLD the aforesaid property in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey the same, F. B. Murphy, Jr., as Trustee, and not otherwise, warrants the title to said property to the Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this Trustee's Deed on this 7th day of January, 2005.

F. B. MURPHY, JR., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

F. B. Murphy, Jr.
AFFIANT

Sworn to and subscribed before me this 7th day of January, 2005.

ROBERT A. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: My Commission Expires July 19, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, F. B. Murphy, Jr., the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, this 7th day of January, 2005.

ROBERT A. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: My Commission Expires July 19, 2008