Davidson County DEEDTRS
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Fees:18.00 Taxes:405.47

20050121-0007979

This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

INST. NO. 20020815-0099094

Responsible Taxpayer and Property Owner:
Tax Parcel No. 041-11-0055.00

Name: Roy Huddleston Address: 222 Cumberland Cr.
Nashville, TN 37214

Common Description: 3921 Stilton Drive
Nashville, TN 37207

Legal Description: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.392 ON THE PLAN OF BELLSHIRE ESTATES, SECTION "A" OF RECORD IN BOOK 2231, PAGE 16, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 392 FRONTS 105 ON THE NORTHEASTERLY SIDE OF STILTON DRIVE AND EXTENDS BACK 377.9 FEET ON THE NORTHWESTERLY LINE AND 391 FEET ON THE SOUTHEASTERLY LINE TO A BROKER LINE IN THE REAR MEASURING 116.1 FEET THEREON.

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $100,586.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Philip M. Kleinsmith, Trustee

Sworn to and subscribed before me,
by Philip M. Kleinsmith, Trustee,
this 11th day of January, 2005

Notary Public
My Commission Expires: 12/27/07.

SARAH B. BUNTEN NOTARY PUBLIC STATE OF COLORADO
MY COMMISSION EXPIRES 12/27/2007

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under

that Deed of Trust executed by **Erma D. Bush** dated **8/8/2002** and recorded **8/15/2002** in Instrument No. **20020815-0099094**, Register's Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **Mortgage Electronic Registration Systems, Inc., acting solely as Nominee for America's Wholesale Lender** default having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Tuesday, **January 11, 2005** at 10:00 a.m. pursuant to the advertisement published in the **Nashville Record News** and sent by mail to the Debtor and lienors of record, offer for sale, at **Front Steps of Old Ben West Library Building, 225 Polk Avenue, Nashville** , TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **Roy Huddleston** became the highest and best bidder(s) at and for the sum of **$100,586.00** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **Roy Huddleston,** Grantee, the following described real estate, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.392 ON THE PLAN OF BELLSHIRE ESTATES, SECTION "A" OF RECORD IN BOOK 2231, PAGE 16, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 392 FRONTS 105 ON THE NORTHEASTERLY SIDE OF STILTON DRIVE AND EXTENDS BACK 377.9 FEET ON THE NORTHWESTERLY LINE AND 391 FEET ON THE SOUTHEASTERLY LINE TO A BROKER LINE IN THE REAR MEASURING 116.1 FEET THEREON.

To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without

covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the covenants and warranties contained in the Deed of Trust recorded in Instrument No. **20020815-0099094**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 11th day of January, 2005

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Sarah B. Bunten, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 11th day of January, 2005

Notary Public

My Commission Expires: 12/27/07.

SARAH B. BUNTEN NOTARY PUBLIC STATE OF COLORADO

MY COMMISSION EXPIRES 12/27/2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 109.586
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 21 DAY OF Jan 20 05
Deputy Register