Davidson County DEEDTRS
Recvd: 01/28/05 14:42 5 pgs
Fees:28.00 Taxes:1450.40
20050128-0010651

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRIII)
3102 West End Avenue, Suite 1150
Nashville, TN 37203-1304
(615) 383-3345

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Said Adem Mohammed 2326 Una Antioch Pike Antioch, TN 37013	New Owner	92-3-36 and 92-3-34

SUCCESSOR TRUSTEE'S SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Three Hundred Ninety Two Thousand and No/100 Dollars ($392,000.00), the receipt of which is hereby acknowledged, Charles B. Reasor III, Successor Trustee ("Grantor"), acting as successor trustee only, has this day bargained and sold, and does hereby transfer and convey unto Said Adem Mohammed ("Grantee"), Grantee's heirs, successors and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 6, 7 and 8 on the Map of J.A. Jowett's Subdivision of Lot No. 3 on Elizabeth Harding's Plan, as of record in Book 57, page 67, in the Register's Office for Davidson County, Tennessee.
>
> This being the same property conveyed to The Jeffersonian Trust by deed of record in Book 9985, Page 730, Register's Office for Davidson County, Tennessee.

This is improved property located at 2025 Jefferson Street, Nashville, TN 37208 and 2031 Jefferson Street, Nashville, TN 37208.

This conveyance is made pursuant to the powers conferred upon Grantor by a Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing (the "Deed of Trust") dated August 21, 1998 executed by The Jeffersonian Trust in favor of Union Planters Bank, National Association, as beneficiary, of record in Book 11081, Page 466, Register's Office for Davidson County, Tennessee ("RODC"), with Grantor having been appointed successor trustee by an instrument of record as Instrument Number 20021213-0154137, RODC. As set forth in the notice of foreclosure sale, a copy of which is attached hereto as Exhibit "A", published pursuant to the Deed of Trust and applicable law in the Nashville Record on January 6, 2005, January 13, 2005, and January 20, 2005, default was made in the terms, conditions, provisions, and payments provided for in the Deed of Trust, and the sale at foreclosure of the Property was scheduled for Thursday, January 27, 2005 at 10:30 a.m. in Nashville, Tennessee at 501 Great Circle Road, Nashville, Tennessee 37201. At that time, the foreclosure sale was commenced and concluded with Grantee constituting the highest bidder at such sale.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's heirs, successors and assigns, forever, Grantor, solely in Grantor's fiduciary capacity as successor trustee, covenants and binds himself, his successors in trust and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 28th day of January, 2005.

GRANTOR:

Charles B. Reasor III, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kay Fuller, a Notary Public for the state and county aforesaid, Charles B. Reasor III, Successor Trustee, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of January, 2005.

Kay Fuller
Notary Public

KAY FULLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:
11-22-08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $392,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 28th day of January, 2005.

11-22-08
My Commission Expires

Kay Fuller
Notary Public

KAY FULLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Exhibit "A"

Notice of Foreclosure Sale

NOTICE OF FORECLOSURE SALE

Default having occurred under a Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing (the "Deed of Trust") dated August 21, 1998 executed by The Jeffersonian Trust in favor of Robert R. Campbell, Jr., as trustee, and Union Planters Bank, National Association ("UPB"), as beneficiary, of record in Book 11081, Page 466, Register's Office for Davidson County, Tennessee ("RODC"); and Charles B. Reasor III (the "Successor Trustee") having been duly appointed successor trustee under the Deed of Trust by an instrument of record as Instrument Number 20021213-0154137, RODC;

NOW, THEREFORE, I, Charles B. Reasor III, as successor trustee and not otherwise, acting upon the demand of UPB, which is the lawful owner and holder of the indebtedness secured by the Deed of Trust, will on

Thursday, January 27, 2005

at 10:30 a.m. (ten thirty o'clock in the morning) in Nashville, Tennessee at 501 Great Circle Road, Nashville, Tennessee, 37201, which is the current location of the front door of the Davidson County Courthouse, sell to the highest bidder for cash, at public outcry, the real property (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 6, 7 and 8 on the Map of J.A. Jowett's Subdivision of Lot No. 3 on Elizabeth Harding's Plan, as of record in Book 57, page 67, in the Register's Office for Davidson County, Tennessee.
>
> This being the same property conveyed to The Jeffersonian Trust by deed of record in Book 9985, Page 730, Register's Office for Davidson County, Tennessee.

The street addresses of the Property are 2025 Jefferson Street, Nashville, TN 37208 and 2031 Jefferson Street, Nashville, TN 37208.

The map/parcel numbers of the Property are 92-3-36 and 92-3-34.

The Property sold pursuant to this notice of foreclosure sale shall be sold "AS IS," and neither the Successor Trustee nor the beneficiary of the Deed of Trust, nor any agent or attorney therefor makes or shall make any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults under or the effect of this foreclosure sale upon the rights of any party under such a lease.

The sale of the Property shall be subject to any and all prior liens, prior encumbrances, prior deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments, plus penalty and interest (if any), riparian rights, and any unwaived redemptive rights (including redemptive rights of any taxing authority by reason of any tax liens), plus any and all other rights, matters, and encumbrances superior in right to the lien of the Deed of Trust.

The sale of the Property may be adjourned by the Successor Trustee and may be reset at a later time and/or date by announcement at the time and place of the originally advertised sale and without any further publication. The sale of the Property shall be conducted for cash (or credit upon the indebtedness secured by the Deed of Trust if the lawful owner and holder thereof is the successful purchaser). The successful purchaser, immediately after the conclusion of the bidding, shall be required to pay the Successor Trustee twenty percent (20%) of the purchase price of the Property by cashier's check or official check drawn on a bank with offices in Davidson County, Tennessee and to execute a contract for sale of real estate providing, among other things, that the closing of the sale of the Property shall occur no later than 4:00 p.m. (four o'clock in the afternoon) on Friday, January 28, 2005 at White & Reasor, PLC, 3102 West End Avenue, Suite 1150, Nashville, Tennessee 37203-1304. At the closing of the sale of the

Property, the successful purchaser shall be required to pay the Successor Trustee the balance of the purchase price of the Property by cashier's check or official check drawn on a bank with offices in Davidson County, Tennessee. Prior to the sale of the Property, the Successor Trustee, acting on his own behalf or by and through one or more agents or representatives, may announce different or additional terms pursuant to which the sale of the Property shall be conducted.

Other interested parties: Metropolitan Government of Nashville and Davidson County, Tennessee; Web Service Company, Inc.; Bruce Bodor, Trustee; Janette Bodor, Trustee; The Jeffersonian Trust; Vaden Lackey, Jr., Trustee; Union Planters Bank, National Association; Central Trust; Gerald F. Nicely, Trustee; Metropolitan Development & Housing Agency; Bruce Bodor; Janette Bodor; Janet Bodor; Charles B. Reasor III, Successor Trustee; Mid State Brokerage, Inc.; Angela Bencardino; Robert Luis Heuy; Morris C. Swanson; Morris Property Mgt.; Mary N. Gatluak; Morris Property Management, Inc.; Julia Ann Ferguson; Dayian McClain; George McClain; Mary E. Jones; Timothy Wade; Russell Sindledecker; Howard Wilson; George H. McClain; Florence Hodge; Latonia Clark; Camilla Walker; Deprecia Ellison; Donna Sullivan; Charles Marlow; Marchanta A. Williams; Eugene T. Dotson; Linda Nelson; Annette Alava; Lemuel B. Thomas; Sheana Hamilton; Gwendolyn Campbell; Patricia Fleming; Troy L. Jones Jr.; Alfonzo Carpenter; Riaz Khokhar; Morris Property Management; Brenda L. Buchanan; all residents and tenants of the apartments located on the Property; Mid-State Brokerage & Development, Inc.; Blackburn & Associates, PLLC; Blackburn & McCune, PLLC; and T. Larry Edmondson.

Dated: December 31, 2004

Charles B. Reasor III, as
successor trustee and not otherwise
WHITE & REASOR, PLC
Two American Center, Suite 1150
3102 West End Avenue
Nashville, TN 37203-1304
Telephone: (615) 383-3345

Insertion dates: January 6, 2005, January 13, 2005, and January 20, 2005.

Newspaper for Publication: Nashville Record.