Davidson County DEEDTRS
Recvd: 02/25/05 13:14 2 pgs
Fees:13.00 Taxes:192.40
20050225-0021020

ADDRESS OF NEW OWNER
The Farmers Bank
P.O. Box 10
Portland, TN 37148

SEND TAX BILLS TO:
SAME

MAP/PARCEL NO.
Map 82-04 Parcel 219

THIS INSTRUMENT PREPARED BY: Oldham & Dunning, LLC, 109 Public Square, Gallatin, TN 37066 (615) 452-1001.

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the 4th day of August, 2000, recorded in Instrument Number 200008070078358,, Register's Office of Davidson County, Tennessee, BEAR BUTTE TRUST ESTABLISHED PURSUANT TO TRUST AGREEMENT DATED JANUARY 1, 2000, conveyed to BRUCE OLDHAM, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on Friday, February 25, 2005, at the front door of the main entrance to the Davidson County Register of Deeds Office located at the corner of Broadway and 6th Avenue in the Gaylord Entertainment Center, Nashville, Tennessee, at 1:00 p.m.; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to THE FARMERS BANK (hereinafter referred to as "Grantee") for the sum of FIFTY-TWO THOUSAND DOLLARS ($52,000.00), that being the highest and best bid offered; and,

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of he premises and the payment by Grantee, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, BRUCE OLDHAM, TRUSTEE, does hereby grant, bargain, sell and convey to the said Grantee, his/her/its heirs, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Thornby Place, as of record in Plat Book 332, page 3, Register's Office for said County, to which plan reference is made for a more complete description.

Said Lot No. 98 fronts 50 feet on the northerly side of Carter Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Bear Butte Trust established January 1, 2000, by deed from Horace N. Norman, Jr., unmarried, dated August 4, 2000, and recorded in Instrument Number 200008070078357.

Property Address: 883 Carter Street, Nashville, Tennessee 37206. In the event of any discrepancy between the property address and the legal description, the legal description shall control.

Subject to any unpaid taxes, prior liens, easements and restrictions. Grantee will be responsible for payment of all back taxes and rollback taxes, if any. This property is sold "as is, where is" with no warranties, express or implied, as to the condition of the property or the suitability of the property for any particular purpose.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee his/its heirs, successors and assigns, in fee simple forever, to whom the said BRUCE OLDHAM, TRUSTEE, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under it as such Trustee, but not further or otherwise. The Trustee expressly disclaims any warranties concerning any matters that an accurate survey of the premises might disclose, including boundaries, amount of acreage, rights of parties in possession, encroachments, and easements, as well as any other matters not expressly provided herein.

IN WITNESS WHEREOF, the said BRUCE OLDHAM, TRUSTEE, has hereunto set its hand and seal on Friday, February 25, 2005.

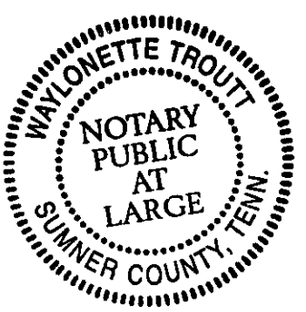
By Bruce Oldham, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On Friday, February 25, 2005, before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named bargainor, BRUCE N. OLDHAM, as Trustee, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office the day and year above written.

Waylonette Troutt
NOTARY PUBLIC
My Commission Expires: 02/20/08



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, that the actual consideration for this transfer or value of the property transferred, whichever is greater is $52,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

BRUCE N. OLDHAM

SUBSCRIBED and sworn to before me this the 25TH day of February, 2005.

Waylonette Troutt
NOTARY PUBLIC

My Commission Expires: 02/20/08

