THIS INSTRUMENT PREPARED BY:
William T. Hill, Attorney at Law
AmSouth Center
315 Deaderick Street, Suite 1230
Nashville, Tennessee 37238-1230

Davidson County DEEDTRS
Recvd: 02/25/05 15:31 3 pgs
Fees:18.00 Taxes:181.30
20050225-0021203

SUBSTITUTE TRUSTEE'S DEED

Address New Owner and Send Tax Bills To:

Curbside Properties, LLC
P O Box 24883
Nashville, TN 37202-4883

Map-Parcel Numbers:

148 15 0 136.00

WHEREAS, Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Peggy J. Lavender, unmarried, to Michael I. Mossman, Trustee, dated the 29th day of August, 2000 and being of record in Inst. No. 20000920-0093605, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof, Bank One, NA.

WHEREAS, Appointment of Substitute Trustee having been duly executed by the holder of the note and beneficiary of said Deed of Trust, Appointment of Substitute Trustee being of record in Instrument No.: 20050201-0011621, in the Register's Office for Davidson County, Tennessee, and appointing William Timothy Hill as Substitute Trustee.

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock noon (12:00 noon), February 18, 2005, at the Register of Deeds Office, Gaylord Entertainment Center, 501 Broadway, Nashville, Tennessee, when and where Curbside Properties, LLC ("Grantee"), became the last and highest bidder at the price of Forty-Nine Thousand and 00/100 Dollars ($49,000.00).

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, William Timothy Hill, Substitute Trustee, hereby conveys the Property described hereto in Exhibit "A", to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

William Timothy Hill, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 23rd day of February, 2005.

William Timothy Hill, as
Substitute Trustee and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named William Timothy Hill, Substitute Trustee, 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 contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of February, 2005.

Charlotte E Herring
Notary Public

My commission expires:

CHARLOTTE E. HERRING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $49,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of February, 2005.

Charlotte E Herring
Notary Public

My commission expires:

CHARLOTTE E. HERRING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

EXHIBIT "A"

Lot 22, on the plan of Apache Hills, Section 5, part 2, of record in Book 5050, page 39, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Peggy H. Lavender, by Warranty Deed from Robert E. Coursey and wife, Anita D. Coursey, dated March 26, 1991, and record March 27, 1991 in Book 8317, page 692 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4033 Navaho Trail, Nashville, TN 37211.