THIS INSTRUMENT PREPARED BY:

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315 Deaderick Street, Suite 1100
P.O. Box 1988888
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Davidson County DEEDTRS
Recvd: 03/31/05 11:07 3 pgs
Fees:18.00 Taxes:336.70
20050331-0034993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 91,000.00

Affiant

MARCY S. HARDEE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 31st day of March, 2005.

Notary Public My Commission Expires SEPT. 24, 2005

My Commission Expires: 9/24/2005

Address new owner as follows:
FRANK & JUDY BATSON
120 DONELSON PIKE, SUITE 101
NASHVILLE, TN 37214

Send Tax Bills to:
SAME

Map-Parcel-Numbers
96-16-149

SUCCESSOR TRUSTEE'S DEED

WHEREAS, on November 2, 2001, Mabel Waldrop and Mary C. Waldrop executed a certain Deed of Trust (the "Deed of Trust"), of record as Instrument Number 20011105-0121140, Register's Office for Davidson County, Tennessee, pursuant to which they conveyed to Richard A. Northcutt, as Trustee, the hereinafter described real property to secure the payment of a promissory note (the "Note") fully described in the Deed of Trust, which Note was made by Mabel Waldrop and Mary C. Waldrop and was payable to Frank and Judy Batson; and

WHEREAS, Frank and Judy Batson, the owner and holder of the Note, removed Richard A. Northcutt, as Trustee under the Deed of Trust, and appointed Marcy S. Hardee as Successor Trustee by an Appointment of Successor Trustee of record as Instrument Number 20050211-0015978, Register's Office of said County; and

WHEREAS, default was made in payment of the Note, and such default continued for a period of more than thirty (30) days after written notice thereof as provided in the Deed of Trust; and

WHEREAS, the owner and holder of the Note demanded that the Successor Trustee sell the subject property in accordance with the terms of the Deed of Trust; and

WHEREAS, pursuant to instructions of Frank Batson and Judy Batson, the Successor 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 on March 3, 2005, March 10, 2005, and March 17, 2005; and

WHEREAS, the Successor 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, at 11:00 o'clock A.M. on Thursday, March 31, 2005, at the outside door of the Office of Register of Deeds located at 501 Broadway, Suite 501, Gaylord Entertainment Center, Nashville, Davidson County, Tennessee, and FRANK AND JUDY BATSON (hereinafter "Grantee"), being the highest and best bidder thereof, became the purchaser of said property at and for the sum of NINETY-ONE THOUSAND and NO/100 ($91,000.00) DOLLARS.

NOW, THEREFORE, Marcy S. Hardee, in her capacity as Successor Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to Grantee, and its successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 255A, on the Zone Lot Division of Lots 254 through 257 of Larchwood, Section Three, as of record in Book 6250, page 454, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed by Frank C. Batson and wife, Judy W. Batson, to Mabel Waldrop and Mary C. Waldrop, both unmarried, by Warranty Deed dated November 2, 2001 of record as Instrument No. 20011105-0121139, said Register's Office. Said Warranty Deed conveyed the property to Mabel Waldrop and Mary C. Waldrop as "joint tenants with right of survivorship." Mabel Waldrop has since died on January 22, 2003, leaving Mary C. Waldrop as the surviving joint tenant.

The street address of the above-described property is 718 Ortega Road, Nashville,

Tennessee 37214.

TO HAVE AND TO HOLD the aforesaid real estate free from all right of homestead exemption in and equitable redemption of the subject property, the statutory right of redemption, and all right of dower, courtesy, and statutory or elective rights in the subject property, all such rights and exemptions being waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

The above-described property is transferred and conveyed subject to the following: (1) any and all liens against said property for unpaid city, county or state taxes which may be a lien against said property; (2) Restrictive Covenants contained in instrument of record in Book 6076, pages 69-72, Register's Office for Davidson County, Tennessee; (3) Amendment to Restrictive Covenants contained in instrument of record in Book 6122, page 482, Register's Office for Davidson County, Tennessee; (4) Matters shown on the Plan of record in Book 6250, page 454, and in Book 5200, page 540, Register's Office for said County; and (5) Any matters encumbering the Property which have a priority over the Deed of Trust.

IN WITNESS WHEREOF, Marcy S. Hardee, in her capacity as Successor Trustee, and not otherwise, has set her signature on this 31st day of March, 2005.

Marcy S. Hardee, as Successor Trustee,
and not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marcy S. Hardee, Successor Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2005.

Notary Public

My Commission Expires: _____

CHRISTINE L. LIND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires AUG. 2, 2005