Address of New Owner:
Chad I. and Jennifer Pearman
808 Glenavon Ct.
Nashville, TN 37220

This instrument prepared by
J. Timothy Street
Attorney at Law
Suite 103, 236 Public Square
Franklin, Tennessee 37064

Send Tax Bills to:
Chad I. and Jennifer Pearman
5617 Granny White Pike
[illegible], TN 37027

Davidson County DEEDTRS
Recvd: 03/31/05 12:50 4 pgs
Fees:23.00 Taxes:185.00
20050331-0035036

Map 159-00-0, Parcel 011.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 5, 2001 and recorded at Instrument No. 20011017-0113312, Register's Office for Davidson County, Tennessee, John W. Campbell and wife, Pamela M. Campbell conveyed to John T. Flaugher, Trustee, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the Debt secured appointed J. Timothy Street as Successor Trustee by instrument recorded at Instrument No. 20050217-0018248, Register's Office for Davidson County, Tennessee; 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, J. Timothy Street, Successor Trustee, did give notice of the time and place of sale by publication in the *Nashville Record*, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks, one insertion of said

advertisement appearing in each of the issues of said newspaper on March 3rd, March 10th and March 17th, 2005, respectively; and

WHEREAS, pursuant to the terms of said notice and Deed of Trust the undersigned, J. Timothy Street, Successor Trustee, on March 30, 2005, at 10:00 a.m. at the front door of the old Ben West Library, 225 Polk Ave., Nashville, Davidson County, Tennessee, did announce and continue said sale until Thursday, March 31, 2005 at 12:00 noon at the front door of the old Ben West Library, 225 Polk Ave., Nashville, Davidson County, Tennessee and at such time did offer said property for sale at public outcry, to highest bidder for cash, and in bar of the equitable and statutory rights of redemption and homestead; and

WHEREAS, at the time and place announced on March 30, 2005 at 10:00 a.m. that being March 31, 2005 at 12:00 noon, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, Chad I. Pearman and wife, Jennifer O. Pearman were the highest and best bidders and became the purchasers of said property at and for the sum of

Fifty Thousand ~~00~~/100 ($50,000.00)

Dollars.

NOW, THEREFORE, inconsideration of the premises, the undersigned, J. Timothy Street, as Successor Trustee, does hereby grant, bargain, sale and convey to the said Chad I. Pearman and wife, Jennifer O. Pearman, ("Grantees") in fee simple forever, the property above mentioned the following described property:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Norton Estates (referred to as North Estates in Warranty Deed at Instrument No. 20000424-0039967) as of record in Plat Book 4460, page 94, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to John W. Campbell and wife Pamela M. Campbell by deed from Thomas J. Pugliano and wife, Babara A. Pugliano of record in Instrument No. 20000424-0039967, said Register's Office.

Property Address:
5617 Granny White Pike
Brentwood, Tennessee 37027

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumbrances of record, including but not limited to:

1. Metropolitan Nashville Davidson County taxes for the year 2005 an amount not yet due and payable.
2. Deed of Trust of record at Instrument No. 200304080046649, Register's Office for Davidson County, Tennessee.
3. Deed of Trust of record at Instrument No. 200110170113308, Register's Office for Davidson County, Tennessee.
4. Subject to any and all building and zoning regulations of City, County, and State.
5. Subject to all matters of public record.

TO HAVE AND TO HOLD, the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantees in fee simple forever, to whom the said J. Timothy Street, Successor Trustee, warrants the title to the aforesaid property against the lawful claims of all persons claiming to by, through or under him as Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, J. Timothy Street, as Successor Trustee, has caused this instrument to be executed this 31ST day of MARCH, 2005.

J. Timothy Street, Successor Trustee
SUCCESSOR TRUSTEE

State of Tennessee)
County of Davidson)

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared J. Timothy Street, the within named Successor Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31ST day of March, 2005.

Sandra F. Vance
Notary Public

SANDRA F. VANCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

My Commission Expires: 11-24-07

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater is Fifty Thousand and 00/100 ($50000.00) Dollars, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

J. Timothy Street, Successor Trustee
AFFIANT

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

Sandra F. Vance
NOTARY PUBLIC

11-24-07
My Commission Expires

SANDRA F. VANCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007