This Instrument Prepared By:
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Davidson County DEEDTRS
Recvd: 05/03/05 11:39 3 pgs
Fees:18.00 Taxes:279.35
20050503-0049184

Recording Index:
Consideration: $47,500
Grantee: Heatherstone Properties, L.L.C.
Grantor: Nick Shelton
Grantor: Cumberland Bank {fka First Federal Bank}
Cross Refer: 9662, Page 550 and 20050405-0037137

TRUSTEE'S DEED

On 4/25/1995 by Deed of Trust a Demetrius N. Harper acknowledged and conveyed in trust to Danny J. Herron, as Trustee, a deed of trust mortgage instrument recorded in the Register's Office of DAVIDSON County, Tennessee, under Book 9662, Page 550 and dated APRIL 25, 1995 and in favor of Cumberland Bank fka First Federal Bank. Said Deed of Trust (hereinafter "Deed of Trust") is of record in book 9662, page 550, Register's Office for Davidson County, Tennessee. Said Deed of Trust conveyed to Danny J. Herron, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the original Deed of Trust which Note was payable to Cumberland Bank {fka First Federal Bank}.

Default was made in the payment of the Note and the owner and holder of the Note demanded that the hereinafter described real property be advertised and sold in satisfaction of indebtedness and costs of foreclosure in accordance with the terms and provisions of the Note and Deed of Trust. Default was made in the payments of debts and obligations to be paid in; and the undersigned, Nick Shelton, having been appointed by the holder of said indebtedness and obligations as Substitute Trustee on said Deed of Trust, said appointment being recorded in said Register's Office under Instrument No. 20050405-0037137. When the said Danny J. Herron, Trustee, was unable to act as Trustee under the Deed of Trust, J. Nick Shelton was appointed Substitute Trustee by the owner and holder of the Note as evidenced in instrument #20050405-0037137, Register's Office for Davidson County, Tennessee.

The subject property is known as: 2992 Sunnyview Drive, Nashville, TN 37218

LOT NO. 301 ON THE PLAN OF BUENA VISTA ESTATES, SEC. 6, OF RECORD IN BOOK 4660, PAGE 6, RODC. SAID LOT NO. 301 FRONTS 69.20 FEET ON THE NORTHWESTERLY MARGIN OF SUNNYVIEW DR. AND EXTENDS BACK BETWEEN PARALLELL LINES 150 FEET TO A DEAD LINE ON WHICH IT MEASURES 64.41 FEET. SAME PROPERTY DESCRIBED IN BOOK 9662, PG. 547 RODC.

Parcel No. 059-05-0-300.00

The obligor defaulted in the payment of the debts and obligations secured by the Deeds of Trusts and the holder of the note evidencing such obligation requested that I, J. Nick Shelton, Substitute Trustee, pursuant to the power, duty and authority vested in and conferred upon me by the Deed of Trust auction and offer for sale the subject property at public auction to the highest and best bidder. Therefore, on 28 April 2005 (Thursday) at noon (12:01 p.m.) at the front door of the Register's Office of Davidson County, Tennessee the undersigned substitute trustee did so offer for public sale to the highest bidder for cash, and free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, that certain real property located in Davidson County, Tennessee, described as follows:

LOT NO. 301 ON THE PLAN OF BUENA VISTA ESTATES, SEC. 6, OF RECORD IN BOOK 4660, PAGE 6, RODC. SAID LOT NO. 301 FRONTS 69.20 FEET ON THE NORTHWESTERLY MARGIN OF SUNNYVIEW DR. AND EXTENDS BACK BETWEEN PARALLELL LINES 150 FEET TO A DEAD LINE ON WHICH IT MEASURES 64.41 FEET. SAME PROPERTY DESCRIBED IN BOOK 9662, PG. 547 RODC.

Parcel No. 059-05-0-300.00

At said April 28, 2005 sale, the property was struck off and sold to **HEATHERSTONE PROPERTIES, L.L.C., GRANTEE**, at and for the sum of $47,300.00 which was the highest and best valid bid offered, and the purchaser, **HEATHERSTONE PROPERTIES, L.L.C**., Grantee, has complied with their bid by payment of same.

NOW, THEREORE, the undersigned, **J. Nick Shelton, Substitute Trustee, GRANTOR,** does hereby bargain, sell and convey unto the said HEATHERSTONE PROPERTIES, L.L.C., the subject property is known as: 2992 Sunnyview Drive, Nashville, TN 37218 and further described as follows:

LOT NO. 301 ON THE PLAN OF BUENA VISTA ESTATES, SEC. 6, OF RECORD IN BOOK 4660, PAGE 6, RODC. SAID LOT NO. 301 FRONTS 69.20 FEET ON THE NORTHWESTERLY MARGIN OF SUNNYVIEW DR. AND EXTENDS BACK BETWEEN PARALLELL LINES 150 FEET TO A DEAD LINE ON WHICH IT MEASURES 64.41 FEET. SAME PROPERTY DESCRIBED IN BOOK 9662, PG. 547 RODC.

Parcel No. 059-05-0-300.00

The said J. Nichols Shelton, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all person claiming the same by, through or under him, but not further otherwise. The proceeds of sale have been disbursed as required by law.

GRANTEE SHALL BEAR THE BURDEN, RESPONSIBILITY AND OBLIGATION TO REGARDING THIS DEED. GRANTOR AND CUMBERLAND BANK AND NICK SHELTON WILL NOT RECORD THIS DEED.

IN WITNESS WHEREOF, the said J. Nichols Shelton, Substitute Trustee, has hereunto set his hand this 28th day of APRIL, 2005.

DATED THIS 28th day of April, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 75,500 -
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 3 DAY OF May 20 05
Deputy Register

J. Nick Shelton, #19592
408 Main Street; P. O. Box 708
Franklin, TN 37065-0708
(615) 794-7500
(615) 790-8476 Facsimile
nshelton@nicksheltonlaw.com

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said state and county, J. NICHOLS SHELTON, the within named bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence (or whom supplied adequate and detailed identification proving herself to be the undersigned bargainor), and who acknowledged that he executed the foregoing instrument for the purposes therein contained and that the information contained herein is true and correct.

Witness my hand and official seal at Franklin, Williamson County, Tennessee this 28th day of APRIL, 2005.

NOTARY PUBLIC

My Commission Expires: 06/01/08

APRIL FERGUSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or fair market value of the property, whichever is greater, for this transfer is $ 47,300.00.

Affiant

Witness my hand and official seal at Franklin, Williamson County, Tennessee this 28th day of APRIL, 2005.

NOTARY PUBLIC

My Commission Expires: 06/01/08

APRIL FERGUSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN