SEND TAX BILLS TO NEW OWNER:
Tennessee Credit Union
1400 8th Avenue South
Nashville, TN 37203

Davidson County DEEDTRS
Recvd: 06/28/05 15:50 2 pgs
Fees:13.00 Taxes:185.00
20050628-0074465

THIS INSTRUMENT PREPARED BY:
Michael I. Mossman, Attorney
PO Box 330159
Nashville, Tennessee 37203

Map-Parcel 81-16-22

SUCCESSOR TRUSTEE'S DEED

WHEREAS, on the 15th of October, 2003, Emma Rivers, an unmarried woman executed a Deed of Trust conveying to CuCorp., Inc., to secure a note in the amount of $62,500.00, payable to CuCorp. Inc., as fully set forth in said Deed of Trust which is of record as Instrument No. 20031021-0155705, the Register's Office for Davidson County, Tennessee.

WHEREAS, the said Cucorp, Inc., declined to serve as Trustee, and thereafter Michael I. Mossman was named Successor Trustee by written instrument recorded as Instrument Number 20050427-0046727, Register's Office for Davidson County, Tennessee; and

WHEREAS, Michael I. Mossman, Successor Trustee, at the request of the holder of said indebtedness, and under and by virtue of the power vested in him as such Successor Trustee, in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving thirty (30) days notice by three (3) successive publications, namely May 20, 2005, May 27, 2005, and June 3, 2005, in The Nashville Business Journal, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust, and

PURSUANT to said advertisement, on June 20, 2005, at 12:00 P.M. outside the main entrance of the old Ben West Library building, 225 Polk Avenue, Downtown Nashville, Tennessee, 37201, he, as such Successor Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equity of redemption as provided in said Deed of Trust, but subject to any and all unpaid taxes; restrictive covenants, easements and set back lines; and any and all redemption rights, including rights of redemption of any governmental agency, State or Federal; and any and all other prior liens or encumbrances against said real property, at which time CuCorp, Inc. submitted the highest and best bid in the amount of $50,000.00.

NOW, THEREFORE, in consideration of the premises, Michael I. Mossman, Successor Trustee, does hereby sell, transfer, and convey to CuCorp, Inc., their successors and assigns in fee simple, and in bar of all equities above mentioned the following described real property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 253, as shown on the map entitled Addition to the Town of McGavock, of record in Plat Book 21, Page 41, Register's office for Davidson County, Tennessee.
>
> Said Lot No. 253 fronts 50 feet on the west side of 14th Avenue North, and extends back between parallel lines, 170 feet to an alley in the rear.
>
> Being the same property conveyed to Emma Rivers, unmarried, by deed of record as Instrument No. 20000126-0008540, said Register's Office.
>
> This is improved property located at 1409 14th Avenue North, Nashville, TN 37208

Michael I. Mossman, Successor Trustee, conveys to Cucorp, Inc., all the rights conveyed to him as Successor Trustee, in said Deed of Trust, and including such covenants and warranties as he, as such Successor Trustee, may lawfully make, all

his actions in the premises being solely as Trustee and not otherwise, under the power vested in him under said Deed of Trust hereinabove referred to and not as an Individual.

WITNESS, my hand in Nashville, Tennessee this 20th day of June, 2005.

MICHAEL I. MOSSMAN
Successor Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael I. Mossman, Trustee, bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 20th day of June, 2005.

V. VIRGINIA DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

My Commission Expires NOV 22 2008

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

AFFIANT

Sworn to and subscribed before me, this 20th day of June, 2005.

V. VIRGINIA DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

My Commission Expires NOV. 22, 2008