Davidson County DEEDQC
Recvd: 07/05/05 11:41 2 pgs
Fees:12.00 Taxes:0.00
20050705-0076725

New Owner - Send Tax Bills:
Venture Properties
700 Craighead St. #103
Nashville, TN 37204

Map & Parcel: 81-11-354

SUBSTITUTE TRUSTEE'S QUITCLAIM DEED

WHEREAS, on February 18, 1998, Agnes Boyd executed a Deed of Trust to Robert F. Spann., Trustee of record in Book 10950, page 903, Register's Office for Davidson County, Tennessee to secure obligations pursuant to a promissory note of even date in the original principal amount of $75,000, payable to Johnny Burroughs and wife, Linda Burroughs , and;

WHEREAS, said Deed of Trust was assigned from Johnny Burroughs and wife, Linda Burroughs to Venture Properties by Deed of Trust and Note Assignment of record in Book 11112, Page 921 R.O.D.C., Tennessee; and

WHEREAS, default was made in the payment of the aforesaid indebtedness and in performance of the covenants described in the Deed of Trust, by reason of which the entire balance was declared due and payable; and

WHEREAS, Chan McCullough, was appointed Substitute Trustee under said Deed of Trust by instrument #20050614-0067757 in the Register's Office for Davidson County, Tennessee;

NOW, I, Chan McCullough, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute 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 twenty-one (21) days notice by three (3) successive publications in THE NASHVILLE RECORD, 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.

PURSUANT to said advertisement on Tuesday, June 28, 2005 at 10:30 A.M., at the front door of the Metro Government Offices, main floor of the old Ben West Library at 225 Polk Ave in downtown Nashville, DAVIDSON COUNTY, TENNESSEE, I, as said Substitute 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 equities as provided in said Deed of Trust, at which time Venture Properties was the high bidder.

NOW THEREFORE, in consideration of the premises, I, Chan McCullough, Substitute Trustee, do hereby quitclaim to the Venture Properties, its 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 the westerly part of Lot No. 288 on the Plan of McGavock, Wetmore, and Others, Second Addition to Nashville, called the Addition to the town of McGavock, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, described according to a survey made November 15, 1935, by Earle Drake, County Surveyor, as follows:
> Beginning at the southeast corner of Buchanan St and an alley, being the northeast corner of said Lot 288; thence with the easterly margin of said alley southwardly 240 feet to the corner of Lots 288 and 287; thence with the line between said two lots, eastwardly 44.5 feet to what was formerly Roby Green's southwest corner; thence northwardly, with his westerly line 218 feet to the southerly margin of Buchanan St, thence with said Street, westerly 52 feet to the point of beginning.

Being the same property conveyed Agnes Boyd from Johnny Burroughs and wife, Linda Burroughs by deed of record in Book 10950, page 900 R.O.D.C. Tennessee. Being the same property conveyed from Agnes Boyd to Each One Teach One, Inc by quitclaim deed of record in Book 11023, page 421, said Register's Office.

This improved property is commonly known as 1411 Buchanan St, Nashville, Tennessee 37208.

I, Chan McCullough, Substitute Trustee, convey to Venture Properties, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual; property is subject to any governmental zoning or subdivision ordinances or regulations in effect thereon and further subject to any unpaid taxes or assessments owing on the property.

Witness my hand this at Nashville, Tennessee this 30th day of June, 2005.

Chan McCullough
Substitute Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chan McCullough, the bargainor, 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2005.

SHERYL A. ROTHHOLZ
Notary Public, State of TN
My Commission Expires Nov 2006

Commission expires _____ Notary Public _____

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $ 0 .

AFFIANT

Subscribed and sworn to me this 30th day of June, 2005.

SHERYL A. ROTHHOLZ
Notary Public, State of TN
My Commission Expires Nov 2006

Commission expires _____ Notary Public _____

This instrument prepared by:
Chan McCullough
205 Lavelock
Nashville, TN 37220