Davidson County DEEDTRS
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Fees:23.00 Taxes:129.50
20050819-0098943

THIS INSTRUMENT WAS PREPARED BY:
SAMUEL F. ANDERSON, ATTORNEY AT LAW
Suite 230, 392 Harding Place
Nashville, TN 37211

SAMUEL F. ANDERSON

Trustee

Map 105-16
Parcel 266

TRUSTEE'S DEED

TO: Eric L. Sox
7051 Highway 70 South
Suite 315
Nashville, TN 37221

WHEREAS, by Deed of Trust executed October 20, 2000 and recorded as Instrument number 20001027-0106759, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Kerry Marc Chalfin and Steven Bradley Leach (Mortgagors) to Samuel F. Anderson, Trustee, to secure payment of a Deed of Trust Note of the same date as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note was not paid when due the lawful holder of said note was authorized to declare the whole of said note immediately due and payable and to sell said real property at auction for cash to the highest bidder free from all rights and claims of said Mortgagors, their heirs, administrators, successors or assigns, after advertising the time and place of said sale; and

WHEREAS, E. Clive Anderson, Jr. is the owner and holder of said note and Deed of Trust by virtue of the instrument recorded as Instrument Number 20001027-0106759, Register's Office of said County; and

WHEREAS, default did occur in the payment of said indebtedness, the whole of said indebtedness was declared immediately due and payable and notice was given by publication in a newspaper of general circulation in said County, that the property would be sold at the outside door

of the Register of Deeds Office located at 501 Broadway, Suite 501, Gaylord Entertainment Center, Nashville, Tennessee, on Wednesday, August 17, 2005, at 11:00 a.m., for the highest and best bid for cash; and

WHEREAS, the sale was conducted at the time and place as advertised and Eric L. Sox was the highest and best bidder for cash, said bid being in the amount of $20,480.00;

NOW THEREFORE, I, Samuel F. Anderson, Trustee, by virtue of the authority vested in me and pursuant to the terms of said Deed of Trust, have this day bargained and sold and do by these presents transfer and convey to Eric L. Sox, his heirs and assigns forever, that certain land described as follows:

Being Lot No. 16 on the plan of Corinne Place, Resubdivision of Lot No. 157 and 158, as of record in Book 3700, page 43, Register's Office for said County, described as follows:

Beginning on the westerly margin of Dunn Avenue at the corner of Lot Nos. 15 and 16; thence with the line between said two lots, westerly 157.74 feet to the easterly right of way of the Tennessee Central Railroad; thence with the same, northerly 89.93 feet to the southerly margin of an alley; thence with the same, easterly 124.18 feet to the beginning of a curve; thence around said curve having a radius of 20 feet, southeasterly 29.08 feet to the westerly margin of Dunn Avenue; thence with same southerly 54.02 feet to the beginning.

Being the same property conveyed to Kerry Marc Chalfin and Steven Bradley Leach by deed from M. Norris Jenkins, trustee of record in Instrument number 20001027-0106758, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) All matters shown on the plan of record in Book 3700, page 43, said Register's Office. 3) An easement for right-of-way for an electric power transmission line across premises with rights of ingress and egress and other rights and privileges as set out in grant of record in Book 1153, page 457, said Register's Office. 4) All matters shown on any recorded plan; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and any matter that an accurate survey of the premises might disclose.

This is improved property at 2204 Dunn Avenue, Nashville, TN 37204.

It is the intention and purpose of Samuel F. Anderson, Trustee, to convey the above described property with all of the covenants and warranties which he is authorized to make as such Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Trustee and not individually. There is no right of redemption in the mortgagors or any other person.

IN WITNESS WHEREOF, I, Samuel F. Anderson, Trustee, have executed this deed of conveyance this 18th day of August 2005, by subscribing hereto my official signature.

SAMUEL F. ANDERSON

TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Samuel F. Anderson, Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 18th day of August, 2005, at Nashville, Tennessee.

My Commission Expires:

11/26/05

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $20,480.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 18th day of August, 2005, at Nashville, Tennessee.

My Commission Expires:

11/26/05

LAURI A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 35,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF August 20 05

Deputy Register