SEND TAX BILLS TO NEW OWNER:
Suntrust Bank
Attention: Ms. Judy Perigo
P. O. Box 305110
Nashville, TN 37230-5110

Davidson County DEEDTRS
Recvd: 08/25/05 08:47 2 pg:
Fees:13.00 Taxes:159.10



20050825-0101343

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

Map-Parcel 148-12-239

SUCCESSOR TRUSTEE'S DEED

WHEREAS, on the 29th of July, 2002, Martin F. Usher, Trustee executed a Deed of Trust conveying to R. Grattan Brown and Charles A. Neale, trustee, to secure a note in the amount of $67,600.00, payable to National Bank of Commerce as fully set forth in said Deed of Trust which is of record as Instrument No. 20020816-0099502, in the Register's Office for Davidson County, Tennessee.

WHEREAS, the said R. Grattan Brown and Charles A. Neale, declined to serve as Trustee, and thereafter Michael I. Mossman was named Successor Trustee by written instrument recorded as Instrument No. 20050627-0073627, 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 July 8, 2005, July 15, 2005, and July 22, 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 August 9, 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 Suntrust Bank, submitted the highest and best bid in the amount of $43,000.00.

NOW, THEREFORE, in consideration of the premises, Michael I. Mossman, Successor Trustee, does hereby sell, transfer, and convey to Suntrust Bank, 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(s) 1, as shown on the map entitled 2nd Revision, Section Five, Terragon Trails, of record in Plat Book 5200, page(s) 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Martin F. Usher, Trustee of the Derby City Land Trust dated December 14, 1994, by deed of record as Instrument Number 20020816-0099501, said Register's Office.
>
> This is improved property located at: 4704 Terragon Trail, Nashville, TN

Michael I. Mossman, Successor Trustee, conveys to Suntrust Bank, 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 9th day of August, 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 9th day of August, 2005.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-22-08

NOV 22, 2008

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $43,000.00.

AFFIANT

Sworn to and subscribed before me, this 9th day of August, 2005.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-22-08

22, 2008