THIS INSTRUMENT PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
(615) 822-0030

Map & Parcel:
093-16-0 397, 398, 399,
400, 404 and 405

Davidson County DEEDTRS
Recvd: 08/30/05 10:04 3 pgs
Fees:18.00 Taxes:370.00
20050830-0103654

TRUSTEE'S DEED

WHEREAS, under a certain Deed of Trust dated January 4, 2004, executed by **SHONN TIBBS** and recorded as Instrument No. 20040122-0004230, Register's Office for Davidson, Tennessee, the herein described property was conveyed to CURTIS M. LINCOLN, Trustee, to secure the indebtedness described in said Deed of Trust, and the entire indebtedness having been declared due and payable as provided in said Deed of Trust by the lawful owner and holder of said indebtedness, EQUITY MORTGAGE, INC.; and

WHEREAS, default having been made in the terms, conditions and payments made and provided for in said Deed of Trust of record as Instrument No. 20040122-0004230, Register's Office for Davidson County, Tennessee, and EQUITY MORTGAGE, INC. being the holder of said indebtedness and having declared the entire indebtedness and interest due and payable; and

WHEREAS, the lawful holder of said indebtedness having requested Curtis M. Lincoln, Trustee, to sell said property in satisfaction of said indebtedness, interest, costs and attorney's fees and all obligations as provided in said Deed of Trust; and

WHEREAS, Curtis M. Lincoln, Trustee, did give more that twenty-one (21) days notice of the time, place and terms of said sale by advertisement in three (3) weekly publications in the *Nashville Record*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper on July 14, July 21 and July 28, 2005, stating that on the 4th day of August, 2005, at 10:00 a.m. at the main door of the Gaylord Entertainment Center in Nashville, Tennessee, said property herein after described, would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, and subject to any and all unpaid taxes under Tennessee law; and

WHEREAS, on the said date August 4, 2005, said Curtis M. Lincoln, Trustee, offered said property for sale at public outcry and sold said property to **SHONN TIBBS** for **One Hundred Thousand Dollars and No/100 ($100,000.00)** which was the amount of the highest and last bid, to apply on said indebtedness, interest and all costs under said Deed of Trust, said bid being the highest and last bid.

NOW, THEREFORE, I, Curtis M. Lincoln, Trustee, in pursuance of the power and authority contained in said Deed of Trust, for and in consideration of the sum of the said highest, best and last bid, hereinabove set out, credited and applied as a payment on the indebtedness secured by the aforementioned Deed of Trust, do hereby bargain and sell and by these presents do hereby transfer and convey to said **SHONN TIBBS**, its successors and assigns, as Grantee, the following described property, to wit:

LAND in Davidson County, Tennessee, being several tracts of land on Duncan Street, and being further described as follows:

Tract No. 1: BEING 17 feet of the Southern part of Lot No. 14 in Block "G" of the Hermitage Addition, of record in Book 57, Page 43, Register's Office for said County. Said part of Lot No. 14 fronts 17 feet on the Westerly side of Duncan Street and runs back 150 feet to an alley.

Further, being the Northerly 33 feet of Lot No.14 of Block "G" on the Plan of Hermitage Addition to Nashville, as of record in Book 57, Page 43, said Register's Office. Said Northerly part of Lot No. 14 fronts 33 feet on the Westerly side of Duncan Street and runs back between parallel lines with the Southerly margin of an alley 150 feet to an alley in the rear, and shows 33 feet on said alley.

Map & Parcel No.:093-16-0 397.00 and 398.00

Tract No. 2: BEING the Northerly 35 feet of Lot No. 15 of Block "G" in the Hermitage Addition, a plan of which is of record in Book 57, Page 43, said Registers' Office. Said part of said Lot No. 15 fronts 35 feet on the Westerly side of Duncan Street and runs back between parallel lines 150 feet to an alley.

Map & Parcel No.: 093-16-0 399.00 (Assessor does not show this Map & parcel No. as active)

Tract No. 3: BEING the South 15 feet of Lot No. 15 and the Northerly 20 feet of Lot No. 16 of Block "G" Hermitage Addition, a plan of which is of record in Book 57, Page 43, said Registers' Office. Said parts of said Lots 15 and 16 front together 35 feet on the Westerly side of Duncan Street and run back between parallel lines 150 feet to an alley.

Map & Parcel No.: 093-16-0 400.00

Tract No. 4: BEING two tracts described as follows:

A: Beginning at a corner of Duncan Street and Meredith Avenue, and running diagonally with said Avenue about 95.00 feet to a stone; thence in a Northerly direction 25.00 feet to a stone in the line of Addison Patterson Home Place lot; thence along Addison Patterson Home Place line 50.00 feet to the corner of said Patterson lot and Duncan Street; thence along Duncan Street 57.00 feet to the beginning.

B: Being part of Lot 4 of Block H in the Hermitage Addition recorded in Book 57, Page 42, Register's Office for said County, and fronting 40.00 feet on Duncan Street and running back in an easterly direction 50.00 feet, more or less.

Map & Parcel No.: 093-16-0 404.00

Tract No. 5: BEING part of Lot No. 4 of Block "H" on the Plan of Hermitage Addition to Nashville of record in Book 57, Pages 42 and 43, said Registers' Office, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Map & Parcel No.: 093-16-0 405.00 (Tax Assessor does not have this map & Parcel No. as Active.)

BEING the same property conveyed to SHONN TIBBS by Quitclaim Deed dated November 11, 2003, and executed by PAUL B. CAMPBELL and recorded as Instrument No. 20031114-0166769, said Registers' Office.

ALSO being a portion of the property conveyed to HOWARD YOUNG, unmarried by Quitclaim Deed dated February 28, 2005, and executed by SHONN TIBBS and recorded as Instrument No. 20050509-005270, said Register's Office.

This is improved and unimproved property known as 3, 4 and 7 Duncan Street, Nashville, TN.

The said Curtis M. Lincoln, Trustee, does hereby sell this property as Trustee under said Deed of Trust and not otherwise.

The above-described property is sold subject to any and all unpaid taxes and encumbrances that appear of record, including building restrictions, if any.

WITNESS my hand and seal on this the 29 day of August, 2005.

Curtis M. Lincoln
CURTIS M. LINCOLN- Trustee

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Curtis M. Lincoln, Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 29 day of August, 2005.

M.V. Brooks
NOTARY PUBLIC

My Commission Expires: 05/12/09

M. V. BROOKS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $100,000.00.

Curtis M. Lincoln
AFFIANT

Sworn to and subscribed before me on this the 29 day of August, 2005.

M. V. BROOKS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

M.V. Brooks
NOTARY PUBLIC

My Commission Expires: 05/12/09

SEND TAX BILLS TO: New owner

Mr. Shonn Tibbs
387 Needmore Road
Old Hickory, TN 37138