SEND TAX BILLS TO NEW OWNER:
Suntrust Mortgage
Attention: REO Department
101 Semmes Avenue
Richmond, VA 23224

Davidson County DEEDTRS
Recvd: 09/13/05 14:25 2 pgs
Fees:13.00 Taxes:332.63

20050913-0110076

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

Map-Parcel 83-11-94

SUCCESSOR TRUSTEE'S DEED

WHEREAS, on the 16th of June, 2000, Mary Roxanna Littleton, executed a Deed of Trust conveying to D. M. Grisham, trustee, to secure a note in the amount of $92,550.00, payable to Southeastern Mortgage of Tennessee, Inc. as fully set forth in said Deed of Trust which is of record in the Register's Office for Davidson County, Tennessee, as Instrument Number 20000619-0060760 and assigned to National Bank of Commerce of record as Instrument Number 20000621-0061763, said Register's Office.

WHEREAS, the said D. M. Grisham, declined to serve as Trustee, and thereafter Michael I. Mossman was named Successor Trustee by written instrument recorded as Instrument No. 20020822-0101609, 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 August 5, 2005, August 12, 2005, and August 19, 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 September 6, 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 $89,900.00.

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 No. 106, on the Map of Eastland Acres Subdivision, Section I, as of record in Book 2133, Page 103, Register's Office for said County.
>
> Said Lot No. 106 fronts 106.6 feet on the easterly margin of Riverside Drive and extends back between lines 166.4 feet on the northerly line and 246.5 feet on the southerly line to a broken line in the rear measuring 148.7 feet thereon.
>
> Being the same property conveyed to Mary Roxanna Littleton, an unmarried woman, by deed of record as Instrument No. 20000619-0060759, said Register's Office.
>
> This is improved property located at: 821 Riverside Drive, Nashville, TN 37206

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 6th day of September, 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 6th day of September, 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 $89,900.00.

AFFIANT

Sworn to and subscribed before me, this 6th day of September, 2005.

V. VIRGINIA DAVIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov 22, 2008

My Commission Expires NOV 22 2008