THIS INSTRUMENT PREPARED BY:

LARRY D. CRAIG, ATTORNEY
305 Fourteenth Avenue, North
Nashville, Tennessee 37203

Davidson County DEEDTRS
Recvd: 10/12/05 12:15 2 pgs
Fees:13.00 Taxes:185.00
20051012-0122897

TRUSTEE'S DEED

Address New Owner and Send Tax Bills To:

Wanda Williams
1804 Brookvalley Place
Mt. Juliet, Tennessee 37122

Map 43-14
Parcel 98

WHEREAS, Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Charles Dickens, Jr. and wife, Angela K. Dickens, to Thomas J. Drake, Jr., Trustee, dated the 8th day of October, 2004, and being of record in Instrument No. 20041011-0122404, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof Mary Alice Binion, Revokable Trust.

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder of said debt has called upon the Trustee to foreclose the Deed of Trust; and

WHEREAS, the Trustee, after due advertisement (Insertion Dates: 09/15/05; 09/22/05; and 09/29/05, The Nashville Record) as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at Twelve o'clock (12:00 p.m.), October 11, 2005, at the Register of Deeds Office for Davidson County, Gaylord Entertainment Center, Nashville, Tennessee, when and where Wanda Williams became the last and highest bidder for cash at the price of Fifty Thousand One ($50,001.00) Dollars.

NOW, THEREFORE, in his capacity as Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, **Thomas J. Drake, Jr., Trustee**, hereby conveyed the property to the Grantee, **Wanda Williams**, her heirs, representatives and assigns, to wit:

> Land in Davidson County, Tennessee, being part of Lot No. 29 and all of Lot No. 30, Block E on the revised Map of Rainbow Terrace Subdivision, of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee.
>
> Said Lot and part of lot adjoin and front together 66 feet 8 inches on the westerly side of Lanier Drive and run back between parallel lines 200 feet to a dead line.
>
> Being the same property conveyed to Charles Dickens, Jr. and wife, Angela K. Dickens, by deed from the Mary Alice Binnion Revocable Trust of record in Instrument No. 20041011-0122403, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 344 Lanier Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey.

Thomas J. Drake, Jr., as Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs, representatives and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.
2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 11th day of October, 2005.

THOMAS J. DRAKE, JR., AS TRUSTEE AND NOT OTHERWISE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Thomas J. Drake, Jr., Trustee, 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 in his capacity as Trustee.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of October, 2005.

NOTARY PUBLIC

My Commission Expires: 2-10-08

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $50,001.00.

AFFIANT

Sworn to and subscribed before me this 11th day of October, 2005.

NOTARY PUBLIC

My Commission Expires: 2-10-08

LARRY D. NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008