This Instrument Prepared By:

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Davidson County DEEDTRS
Recvd: 11/21/05 09:38 3 pgs
Fees:18.00 Taxes:55.50
20051121-0140124

FROM: ARTHUR K. LOWEN, SUBSTITUTE TRUSTEE

TO: Paula Evans
121 Blue Ridge Trace
Hendersonville, TN 37075

Map No. 082-12-0
Parcel No. 177

SEND TAX BILLS TO: NEW OWNER

NO MORTGAGE

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, JAMES CURRY executed a Deed of Trust on the 22nd day of July, 2004, which was recorded as Instrument No. 20040803-0092998, Register's Office for Davidson County, Tennessee, conveying to Bobby D. Davis, Trustee, the property hereinafter described, to secure the payment of a Note referred to in said Deed of Trust; and

WHEREAS, Arthur K. Lowen has been appointed Substitute Trustee by the owner and holder of said Note by an instrument of record as Instrument No. 20050826-0102199, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Note and/or the Deed of Trust securing the same, and the note holder, in accordance with the provisions therein, declared the entire indebtedness due and payable and requested the Substitute Trustee, the GRANTOR herein, to advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in the Nashville Record Newspaper, a newspaper published and circulated in Davidson County, Tennessee, and pursuant to the said advertisements, the sale was held at the time and place advertised, to-wit: October 20, 2005 at 10:00 AM at the main entrance to the Register's Office for Davidson County, Tennessee, inside the Gaylord Entertainment Center, 501 Broadway, Nashville, Tennessee, 37203, at public outcry to the highest and best bidder for cash free from the equity of redemption, the statutory right of redemption, homestead and all other exemptions and rights of every kind, all of which were expressly waived in said Deed of Trust; and

WHEREAS, the GRANTEE herein, Paula Evans, being the highest and best bidder at said sale with a bid of Fifteen Thousand and 00/100 ($15,000.00) Dollars, was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and in further consideration of Fifteen Thousand and 00/100 ($15,000.00) Dollars, paid by Paula Evans, the receipt of which is hereby acknowledged, I, Arthur K. Lowen, Substitute Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Paula Evans, her heirs, successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee.

Being Lot No. 58 on the plan of Neill S. Brown's Addition to East Nashville as of record in Book 57, Page 50 RODC.

Said Lot No. 58 fronts 50 feet on the Southerly side of Marina Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to James Curry by Deed from Paula Renee Evans of record in instrument No. 20040803-0092997 RODC.

This is improved property commonly known as 924 Marina Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Paula Evans, her heirs, successors and assigns, forever, as fully and completely as the Substitute Trustee can or ought to convey under the power vested in the Substitute Trustee in said Deed of Trust; and said Substitute Trustee, the GRANTOR herein, does hereby transfer and assign to Paula Evans, her heirs, successors and assigns, all the warranties and covenants made in said Deed of Trust. However, the GRANTOR conveys as Substitute Trustee only, and makes no warranties whatsoever.

This conveyance is made subject to all matters shown on any applicable recorded plan; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said Arthur K. Lowen, Substitute Trustee, has hereunto set his hand this 17 day of November, 2005.

Arthur K. Lowen
Substitute Trustee

DONNA M. GAMMON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur K. Lowen, Substitute Trustee, the Bargainor, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of November, 2005.

Donna M. Gammon
Notary Public

My Commission Expires:

3/25/06.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Fifteen Thousand and 00/100 ($15,000.00) Dollars.

Paula R. Evans
Affiant

Sworn to and subscribed before me at Nashville, Tennessee, this 15TH day of NOVEMBER, 2005.

Philip H. Hayes
Notary Public

My Commission Expires:

11/22/08.

