Davidson County DEEDTRS
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Fees:28.00 Taxes:35.89
20060123-0008372

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
Mr. William Hipps 4463 Chandler Road Hermitage, TN 37076	New Owner	081-07-0-323.00

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated September 29, 2000, executed by R. Gregg Poole, to T. Larry Edmondson, Trustee, of record in at Instrument No. 20001016-0102356, Register's Office for Davidson County, Tennessee; and

WHEREAS, First Tennessee Bank National Association, the owner and holder of the indebtedness secured by said Deed of Trust of record at Instrument No. 20001016-0102356, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Sam J. McAllester, III, and J. Evan Gower as Substitute Trustees by an instrument of record at Instrument No. 20040112-0004590, Register's Office for Davidson County, Tennessee, and authorized either of them to act alone with the powers given the Trustee in said Deed of Trust; and

WHEREAS, Sam J. McAllester, III, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 10:00 o'clock A.M., prevailing time on Friday, March 19, 2004, at the front door of the entrance to the Office of the Davidson County Register of Deeds at the Gaylord Entertainment Center, 501 Broadway, Nashville, Davidson County,

Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, the Substitute Trustee personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Nine Thousand Seven Hundred and No/100 Dollars ($9,700.00) by William Hipps (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Nine Thousand Seven Hundred and No/100 Dollars ($9,700.00) cash in hand paid by the Grantee, Sam J. McAllester, III, Substitute Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Tract I:

Land in Davidson County, Tennessee, known as part of Lot 33 on Settles Subdivision of Lot No. 7 of Woodard Plan. Lot 33 fronts 33 1/3 feet on the easterly side of 14th Avenue No. and runs back between parallel lines, 140 feet to an alley, as of record in Book 3506, page 445.

Tract II:

Being the northerly 16 2/3 feet of Lot No. 33 and the southerly 16 2/3 feet of Lot No. 35 on the Plan of W.S. Settles Subdivision of Lot No. 7, Woodland Plan, of record in Book 57, page 132, said Register's Office, to which plan reference is here made for complete legal description.

Said parts of Lots 33 and 35 adjoin and front together 33 1/3 feet on the easterly margin of 14th Avenue North and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to R. Gregg Poole by deed from Mary J. Patton of record in Instrument No. 20000280096258, Register's Office for Davidson County, Tennessee.

The street address of the property is believed to be 1910 14th Avenue North, Nashville, Davidson County, Tennessee, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control.

This property is sold AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS TO BE SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY, CONDITION, OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs, successors, and assigns forever.

And the Substitute Trustee covenants with the said Grantee that he is lawfully seized and possessed of said real property as Substitute Trustee only and, by the terms of the above-mentioned Deed of Trust, has a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

The Substitute Trustee further covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through him as Substitute Trustee, but no further or otherwise; it being the intention of the Substitute Trustee only to convey to Grantee no greater title in the subject real estate than he

received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 9 day of April, 2004.

Sam J. McAllester, III, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, KAREN HILLEBRAND, a Notary Public of this county, Sam J. McAllester, III, Substitute Trustee, the within named 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, at office, this 9th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06

KAREN HILLEBRAND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $9,700.00.

AFFIANT

Subscribed and sworn before me on this 9th day of April, 2004.

Karen H. Millebrand
NOTARY PUBLIC

My Commission Expires: 7/29/06

KAREN MILLEBRAND NOTARY PUBLIC AT LARGE DAVIDSON CO., TN.