TRUSTEE'S DEED

DEEDED TO:
LaDonna Meuchel
Julie Ann O'Guin
2316 Selma Ave.
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY:
American Escrow Service Inc.
P.O. Box 148148
Nashville, Tennessee 37214-8148
(615) 391-0655
(615) 872-9982 Fax

Davidson County DEEDTRS
Recvd: 02/06/06 12:49 2 pgs
Fees:13.06 Taxes:357.60
20060206-0014533

SEND TAX BILLS TO:
LaDonna Meuchel
2316 Selma Ave.
Nashville, TN 37214

Map-Parcel Numbers
Map 149-2A
Parcel 66
912 Tavistock Place
Antioch, TN 37013

WHEREAS, on the 3rd day of April, 1998, Donald R. O'Guin, Sr., was named Trustee by a Deed of Trust of even date executed by Christopher D. Dirr, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust was executed to secure the payment of One Hundred Thousand Five Hundred dollars ($100,500.00) principal and all future principal advances under the covenants of the Deed of Trust and interest at Ten and 00/100 (10.00%) per annum on the unpaid balance, said Deed of Trust is recorded in Book Number 10880, Page 793, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Donald R. O'Guin, Sr., was appointed Trustee under said Deed of Trust in Book Number 10880, Page 793, recorded in the Register's Office for Davidson County, Tennessee, I, Donald R. O'Guin, Sr., Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such 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 twenty-one (21) days notice by three (3) successive publications, namely December 9th, December 16th and December 23rd, 2005 in The City Paper, 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.

Pursuant to said advertisement, on December 30, 2005 at 10:00 o'clock a.m. at the front door of the Davidson County Register of Deeds, Suite 501, 501 Broadway, Nashville, Tennessee, I, as said 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 herein above mentioned equities, as provided in said Deed of Trust, and subject to the mortgage liens expressly stated in the Deed of Trust, at which time LaDonna Meuchel and Julie Ann O'Guin, 2316 Selma Ave., Nashville, TN 37214, submitted the highest bid in the amount of Ninety-Six Thousand Six Hundred Forty-Seven and 73/100 Dollars ($96,647.73), and,

NOW THEREFORE, in consideration of the premises, I, Donald R. O'Guin, Sr., Trustee, do hereby sell, transfer and convey to LaDonna Meuchel and Julie Ann O'Guin, 2316 Selma Ave., Nashville, Tennessee 37214, their successors in fee simple, and in bar of all equities above mentioned, the following described real estate, towit:

> A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 96 on the Plan of Piccadilly Square, Phase 1, as of Record in Book 5200, page 720, 721, 722, in the Register's Office for Davidson County, Tennessee, to which plan reference in hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Christopher D. Dirr, by Warranty Deed, from LaDonna Meuchel and Julie Ann O'Guin, of record in Book 10880, Page 790, Register's office for Davidson County, Tennessee.

I, Donald R. O'Guin, Sr., Trustee, convey to LaDonna Meuchel and Julie Ann O'Guin, 2316 Selma Ave., Nashville, Tennessee 37214, all the rights conveyed to me as said Trustee in said Deed of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises being solely as Trustee and not otherwise, under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee this 30th day of December, 2005.

Donald R. O'Guin, Sr., Trustee

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 Donald R. O'Guin, Sr., the Trustee, 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, Tennessee this 30th day of December, 2005.

Notary Public

JONATHAN CRISP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9/19/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Ninety-Six Thousand Six Hundred Forty-Seven and 73/100 Dollars ($96,647.73).

Affiant, Donald R. O'Guin, Sr., Trustee

Subscribed and sworn to before me, this the 30th day of December, 2005.

Notary Public

JONATHAN CRISP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9/19/09

Maximum Principal Indebtedness for Tennessee Recording Tax Purpose is Ninety-Six Thousand Six Hundred Forty-Seven and 73/100 Dollars ($96,647.73).