Davidson County DEEDTRS
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Fees:18.00 Taxes:218.30
20060306-0025436

THIS INSTRUMENT PREPARED BY:

DAVID VINCENT
Attorney at Law
219 Second Avenue North
Nashville, Tennessee 37201

TRUSTEE'S DEED

Name & Address of Property Owner(s):	Name & Address of Person or Entity Responsible for Payment of Real Estate Taxes	Map/Parcel Numbers:
Robert H. (Bob) Herrman P.O. Box 281286 Nashville, TN 37228-8503	SAME	Map 80-8 Parcel 257

WHEREAS, by Deed of Trust dated 7th day of May, 2001, of record as Instrument No. 20010621-0065912, Register's Office for Davidson County, Tennessee, William C. Howse and Tonya D. Davis conveyed certain real property therein described to Bill Herrman, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, said Deed of Trust contains a power in the Trustee to sell the hereinafter described property in the event of default upon the indebtedness secured thereby; and

WHEREAS, the indebtedness described in said Deed of Trust has not been paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three (3) consecutive weeks in The Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on October 30, 2003, and thereafter on November 6, 2003 and November 13, 2003, which notice of sale advertised the sale of the property hereinafter described for November 20, 2003 at 12:30 o'clock p.m.; and

WHEREAS, on November 20, 2003, at 12:30 o'clock p.m. at the front (South) door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of the equity of redemption and all other legal rights of the Grantors of said Deed of Trust, as provided therein, subject only to liens, easements, encumbrances and other matters which are

prior in right to the lien of the aforesaid Deed of Trust and the Trustee having received a bid of Fifty Nine Thousand and No/100 Dollars ($59,000.00), from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, the receipt of all of which is hereby acknowledged.

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, Bill Herrman, Trustee, does hereby bargain, sell, transfer and convey unto Robert H. (Bob) Herrman, his heirs and assigns, all of this certain real property in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 43 on the Plan of Bordeaux Hills, Section 4, of record in Book 3600, page 49, Register's Office for said County.
>
> Said Lot No. 43 fronts 54.99 feet on the easterly side of Mexico Drive and runs back 128.2 feet on the northerly line and 126.5 feet on the southerly line to a dead line measuring 57.28 feet thereon.
>
> Being the same property conveyed to William C. Howse and Tonya D. Davis by deed from Jacqueline Simmons of record as Instrument No. 20010621-0065911, Register's Office of Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY, known as 3240 Mexico Drive, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real estate, together all appurtenances, estate, title, interest and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantors of the Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

I, BILL HERRMAN, as Trustee, do hereby transfer, assign and set over unto Robert H. (Bob) Herrman, his heirs and assigns, all of the covenants and warranties contained in said Deed of Trust, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS my hand as Trustee on this the 20th day of November, 2003.

Bill Herrman Trustee

BILL HERRMAN, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforementioned County and State, personally appeared BILL HERRMAN, the within named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Trustee named herein, and that he, as such Trustee, executed the foregoing instrument (Trustee's Deed) for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 20th day of November, 2003.

NOTARY PUBLIC

My Commission Expires:

1/28/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Fifty Nine Thousand and No/100 Dollars ($59,000.00).

AFFIANT

Sworn to and subscribed before me on this the 20th day of November, 2003.

NOTARY PUBLIC

My Commission Expires:

1/28/06