SEND TAX BILLS TO NEW OWNER:
Cary M. Freeman
309 51st Avenue South
Nashville, TN 37209

THIS INSTRUMENT PREPARED BY:
Michael I. Mossman, Attorney
P. O. Box 330159
Nashville, Tennessee 37203

Map-Parcel 90-8-214

Davidson County DEEDTRS
Recvd: 05/24/06 14:28 2 pgs
Fees:13.00 Taxes:470.82
20060524-0061125

SUCCESSOR TRUSTEE'S DEED

WHEREAS, on the 4th of January, 2002, Eric Tharpe and wife, Lisa Tharpe, executed a Deed of Trust conveying to Cary M. Freeman, trustee, to secure a note in the amount of $125,000.00, payable to Cary M. Freeman, as fully set forth in said Deed of Trust which is of record in the Register's Office for Davidson County, Tennessee, as Instrument Number 20020104-0001679.

WHEREAS, the said Cary M. Freeman, declined to serve as Trustee, and thereafter Michael I. Mossman was named Successor Trustee by written instrument recorded as Instrument No. 20060223-0020990, Register's Office for Davidson County, Tennessee; and

WHEREAS, Michael I. Mossman, Successor Trustee, at the request of the holder of said indebtedness, and under and by virtue of the power vested in him as such Successor 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 thirty (30) days notice by three (3) successive publications, namely April 14, 2006, April 21, 2006, and April 28, 2006, in The Nashville Business Journal, 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, and

PURSUANT to said advertisement, on May 15, 2006, at 12:00 P.M. outside the main entrance of the old Ben West Library building, 225 Polk Avenue, Downtown Nashville, Tennessee, 37201, he, as such Successor 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 hereinabove mentioned equity of redemption as provided in said Deed of Trust, but subject to any and all unpaid taxes; restrictive covenants, easements and set back lines; and any and all redemption rights, including rights of redemption of any governmental agency, State or Federal; and any and all other prior liens or encumbrances against said real property, at which time Cary M. Freeman, submitted the highest and best bid in the amount of $127,249.38.

NOW, THEREFORE, in consideration of the premises, Michael I. Mossman, Successor Trustee, does hereby sell, transfer, and convey to Cary M. Freeman, his successors and assigns in fee simple, and in bar of all equities above mentioned the following described real property, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 21, as shown on the map entitled West Nashville Annex, of record in Plat Book 332, Page(s) 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Eric Tharpe and wife, Lisa Tharpe, by deed from Cary M. Freeman, an unmarried person, of record as Instrument No.20020104-0001678, dated January 4, 2002, said Register's Office.
>
> This is improved property located at: 631B James Avenue, Nashville, TN 37209

Michael I. Mossman, Successor Trustee, conveys to Cary M. Freeman, all the rights conveyed to him as Successor Trustee, in said Deed of Trust, and including such covenants and warranties as he, as such Successor Trustee, may lawfully

make, all his actions in the premises being solely as Trustee and not otherwise, under the power vested in him under said Deed of Trust hereinabove referred to and not as an Individual.

WITNESS, my hand in Nashville, Tennessee this 15th day of May, 2006.

MICHAEL I. MOSSMAN
Successor Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael I. Mossman, Trustee, bargainor, 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, Davidson County, Tennessee, this 15th day of May, 2006.

V. VIRGINIA DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: November 22, 2008

My Commission Expires NOV. 22, 2008

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $127,249.38.

AFFIANT

V. VIRGINIA DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me, this 15th day of May, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES: November 22, 2008

My Commission Expires NOV. 22, 2008