This instrument prepared by:
Chan McCullough
700 Craighead St., Suite 103
Nashville, TN 37204

PICK-UP

NO MORTGAGE

Map 69-4, parcel 34

New Owner - Send Tax Bills:
Nancy Ryans
700 Craighead St #103
Nashville, TN 37204

Davidson County DEEDTRS
Recvd: 06/20/06 14:24 2 pgs
Fees:13.00 Taxes:243.44
20060620-0073678

TRUSTEE'S DEED

WHEREAS, Robert L. Gant executed a Deed of Trust to Chan McCullough, Trustee, as same appears of record instrument # 20020628-0078385, Register's Office of Davidson County, Tennessee,, to secure the payment of a certain indebtedness held by and owing to Nancy Ryans;

WHEREAS, default was made in the payment of the aforesaid indebtedness and in performance of the covenants described in the Deed of Trust, by reason of which the entire balance was declared due and payable; and

WHEREAS I, Chan McCullough, 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 in THE NASHVILLE RECORD, 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 FRIDAY, JUNE 2, 2006 at 11:00 a.m. at the outside door of the Register of Deeds Office, 501 Broadway, Gaylord Entertainment Center, Nashville, Davidson County, 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 hereinabove mentioned equities as provided in said Deed of Trust, at which time Nancy Ryans submitted the best bid (the highest bidder, Virgil Gordon, unable to comply with his bid).

NOW THEREFORE, in consideration of the premises, I, Chan McCullough, Trustee, exercising the power and authority vested in me, and in bar of equities of redemption, statutory redemption, dower and homestead, do hereby convey to Nancy Ryans, its successors and assigns, all my interest in the following described real property, to-wit:

Land in Davidson County, Tennessee described as Lot No. 6 of Block "BB" on the revised Map of Fairview Subdivision, of record in Book 1103, page 54, Register's Office fro Davidson County, Tennessee.

Said lot No. 6 fronts 100 feet on the westerly side of TN highway 112, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Robert L. Gant from Nancy Ryans, by deed of record instrument # # 20020628-0078384, R.O.D.C.

I, Chan McCullough, Trustee, convey Nancy Ryans, 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; property is subject to any governmental zoning or subdivision ordinances or regulations in effect thereon and further subject to any unpaid taxes or assessments owing on the property.

Witness my hand this at Nashville, Tennessee this 16th day of June, 2006.

Chan McCullough, Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chan McCullough, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, 'Tennessee this 16th day of June, 2006.

Commission expires MY COMMISSION EXPIRES MAY 23, 2009 Notary Public

KELLY L. HAYES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $65,794.

Nancy Ryans
AFFIANT

Subscribed and sworn to me this 16th day of June, 2006.

Commission expires 1/24/09 Notary Public

WILLIAM C. McCULLOUGH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN