THIS INSTRUMENT PREPARED BY:
ANDREW B. GIBSON, JR.
GIBSON, GREGORY & GWYN, PLLC
201 Fourth Avenue, North
Suite 1900
Nashville, TN 37219

Davidson County DEEDTRS
Recvd: 12/11/06 16:30 3 pgs
Fees:18.00 Taxes:497.65
20061211-0152959

TRUSTEE'S DEED

ADDRESS NEW OWNER AND SEND TAX BILLS TO:

J.D. Stevens, Trustee
3937 Gallatin Road
Nashville, TN 37216

MAP NO.:
51-10
PARCEL NO.:
2

THIS INSTRUMENT is made and entered into this the 11th day of December, 2006, by and between Andrew B. Gibson, Jr., Trustee (hereinafter referred to as "Grantor") and J.D. Stevens, Trustee, with full power to mortgage, sell, and/or transfer without joinder of beneficiary or any other party, (hereinafter referred to as "Grantee").

W I T N E S S E T H :

WHEREAS, by Installment Deed executed on the 21st day of October 1999 of record in Instrument No.: 199912150303536, Register's Office for Davidson County, Tennessee, William James Blackmore and wife, Karen Leigh Blackmore, conveyed certain real property to Top of the World Music Investment & Holding Co., Inc., Trustee, an Installment Deed securing certain indebtedness described therein; and

WHEREAS, the indebtedness secured by said Installment Deed was not paid as agreed, but default was made, and thereupon, at the request of Top of the World Music Investment & Holding Co, Inc., the holder of said indebtedness, the Successor Trustee did commence foreclosure of said property pursuant to the provisions of said Installment Deed and

WHEREAS, on Monday, December 11, 2006, at 12:00 o'clock noon at the corner of Fifth Avenue and Broadway, at the front door of the Davidson County Register of Deeds Office located at 501 Broadway at the Gaylord Entertainment Center, Nashville, Davidson County, Tennessee, said Trustee offered said real estate for sale, subject to all restrictions of record, all unpaid taxes and any other prior mortgages and liens of record and in bar of the statutory right of redemption set forth in TCA §66-8-101, et. seq., homestead, dower, elective share, rights of appraisement or valuation, and all other rights and exemptions of every kind, all of which were expressly waived and conveyed in the aforesaid Installment Deed, and after being cried for a reasonable time, the property was sold to the highest bidder, the same being the Grantee, for the sum of $134,500.00, and said sum was applied and credited by Top of the World Music Investment & Holding Co., Inc., to the outstanding indebtedness, as reflected by said Installment Deed

NOW, THEREFORE, this deed further witnesseth:

THAT for and in consideration of the said Grantee having credited to the secured indebtedness said sum of $134,500.00, as hereby acknowledged, the Trustee has this day bargained and sold and does hereby sell, transfer and convey unto the said Grantee, its heirs, successors and assigns, forever, the following described tracts or parcels of land described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 5, on the Plan of Oakland Acres, Section Six, as of record in Plat Book 2330, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Beginning on the west margin of Briarville Road at the corner of lots Nos. 4 on said plan; thence southerly with the westerly margin of Briarville Road, south 5 deg. 00' west 113.1 feet to an iron stake, the beginning of a 25 foot radius curve to the right; thence around said curve 38.8 feet to an iron stake in the north margin of 35-foot strip for widening the existing lane to a 50-foot street; thence with the north margin of said 35-foot strip north 86 deg. 05' west 265.5 feet to an iron stake; thence north 5 deg. 00' east 144 feet to the corner of said lots Nos. 4 and 5; thence with the line between said lots south 85 deg. 00' east 290 feet to the point of beginning.
>
> Being the same property conveyed to William James Blackmore and wife, Karen Leigh Blackmore, by Instrument Deed from Top of the World Music Investment & Holding Co., Inc., Trustee, of record in Instrument No. 19991215-0303536 Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1214 Briarville Road, Madison, TN 37115.

TO HAVE AND TO HOLD the aforesaid real property and any improvements thereon unto the said Grantee, his heirs, successors and assigns, in fee simple, forever, and in bar of all rights of redemption.

AND said Trustee does hereby transfer, assign and set over unto the said Grantee all of the covenants and warranties in the aforesaid Installment Deed and does hereby transfer, sell and convey unto said Grantee every right, title and interest which he as Trustee holds by virtue of the said Installment Deed and his appointment.

WITNESS the signature of the Trustee on this the 11th day of December, 2006.

ANDREW B. GIBSON, JR., Trustee
GIBSON, GREGORY & GWYN, PLLC
201 Fourth Avenue, North
Suite 1900
Nashville, TN 37219
(615) 242-7700

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Pamela A. Phillips, a notary public in and for the aforesaid state and county, the within named Andrew B. Gibson, Jr., Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and executed the within instrument for the purposes therein contained.

Witness my hand and affixed seal in Nashville, Davidson County, Tennessee, this 11th day of December, 2006.

Pamela A. Phillips
NOTARY PUBLIC

PAMELA A. PHILLIPS Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires
January 26, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer of $ 134,500.00 .

Affiant

Subscribed and sworn to before me, this the 11th day of December, 2006.

Pamela A. Phillips
NOTARY PUBLIC

PAMELA A. PHILLIPS Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires
January 26, 2008