This instrument prepared by:
LASSITER, TIDWELL, DAVIS, KELLER & HOGAN, PLLC
1850 ONE NASHVILLE PLACE
150 FOURTH AVENUE NORTH
NASHVILLE, TENNESSEE 37219

Davidson County DEEDTRS
Recvd: 01/22/07 10:47 3 pgs
Fees:18.00 Taxes:218.62
20070122-0008299

TRUSTEE'S DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC, Trustee **150 Fourth Avenue North** **One Nashville Place, Suite 1850** **Nashville, TN 37219**	**(Same)**	**144-1-2**

WHEREAS, John K. Colvin, Sherrie R. Colvin and Colvin Enterprises, Inc., by Deed of Trust (hereinafter the "Deed of Trust") dated October 31, 2005, of record in Instrument No. 20051102-0132416 in the Register's office for Davidson County, Tennessee, conveyed to Willliam H. Lassiter, Jr., as Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (hereinafter the "Note") described in the Deed of Trust, which Note was payable to the order of Lassiter, Tidwell, Davis, Keller & Hogan, PLLC as Trustees for the benefit of Robert L. Roland and Joyce H. Roland, Weldon C. Meador, Jr. and Betty L. Meador and Marion O. Pilkinton;

WHEREAS, default was made in the payment of the Note;

WHEREAS, the owner and holder of the Note demanded that the Trustee sell the real property described in the Deed of Trust pursuant to the power of sale set forth therein;

WHEREAS, in accordance with the provisions of the Deed of Trust, the Trustee advertised said property for sale with notices of the time and place of such sale having been published in the Nashville Record newspaper on December 14, 2006, December 21, 2006 and December 28, 2006 advertising the sale of the property secured by said Deed of Trust for Tuesday, January 9, 2007 at 10:30 a.m. at the Davidson County Register of Deeds office;

WHEREAS, pursuant to the terms of the Deed of Trust on the date, time and location set forth in the the published Notice of Trustee's Sale, the Trustee made a public announcement that the foreclosure sale of the property, secured by said Deed of Trust, was postponed and adjourned to Monday, January 22, 2007 at 10:30 a.m. and would be held at the offices of the Register of Deeds for Davidson County at such date and time;

WHEREAS, the Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Register of Deeds in Nashville, Tennessee, at 10:30 a.m. on January 22, 2007 and Lassiter, Tidwell, Davis, Keller & Hogan, PLLC as Trustees for the benefit of Robert L. and Joyce H. Roland, Weldon C. and Betty L. Meador, Jr. and Marion O. Pilkinton (hereinafter the "Grantees") being the highest and best bidder at such sale, became the purchaser of said property for the sum of ~~Fifty-Five Thousand Four Hundred Fourteen and 57/100 ($55,414.57)~~ FIFTY NINE THOUSAND EIGHTY FIVE AND 25/100 Dollars for the property; $59,085.25

NOW THEREFORE, William H. Lassiter, Jr. in his capacity as Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby quitclaims, transfers and conveys to the Grantee and its heirs, successors and assigns, certain real property located in Nashville, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of B.E. Woodard's Warner Park Subdivision, of record in Plat Book 1130, Page 87, 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 John K. Colvin and wife Sherrie R. Colvin by deed from Debra R. Powell and husband William E. Powell, Sr., of record in Instrument No. 20040701-0078548 and re-recorded in Instrument No. 20040715-0084653 in the Register's Office for Davidson County, Tennessee; and further conveyed by Deed of Trust to William H. Lassiter, Jr., as Trustee, of record in Instrument No. 20051102-0132416, Register's Office for said County.

This conveyance is expressly made subject to the following:

1. Deed of Trust in favor of FMLS, Inc. Hamilton County, a resident of Hamilton County, Tennessee, for the use and benefit of AmSouth Bank, dated June 30, 2004, recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20040701-0078549 and re-recorded as Instrument No. 20040715-0084654 in the Register's Office of Davidson County at Nashville, Tennessee.

2. Federal Tax Lien filed by the Department of Treasury Internal Revenue Service, dated April 21, 2005, and recorded as Instrument No. 20050429-0048020 in the Register's Office of Davidson County at Nashville, Tennessee.

3. Abstract and Lien Lis Pendens filed in Chancery Court for Davidson County, Tennessee, bearing Case No. 04-1411-IV, where Robert L. and Joyce H. Roland, Weldon C. and Betty Meador, and Marion O. Pilkinton are Plaintiffs and John Colvin, Sherrie Colvin and Colvin Enterprises, Inc., are Defendants as recorded in Instrument No. 20050825-0101966 in the Register's Office of Davidson County at Nashville, Tennessee.

4. Davidson County Taxes for the year 2006 in the amount of $12,928.00 which are now due and payable and the lien for all taxes in subsequent years.

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey same. Said property is conveyed subject to the matters set forth above and subject to any and all prior liens, limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 22nd day of January, 2007.

William H. Lassiter, Jr.
Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 22ND day of January, 2007.

ABIGALE L. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 25, 2010

Notary Public
My commission expires: Sept. 25, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $59,085.25.

Affiant

Subscribed and sworn to before me, this the 22ND day of January, 2007.

ABIGALE L. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 25, 2010

Notary Public
My Commission Expires: Sept. 25, 2010