This Instrument Prepared By:

Robert Greene
961 Woodland Street, Suite 101
Nashville, TN 37201

Map & Parcel Nos. 81-16-507

Davidson County DEEDTRS
Recvd: 02/06/07 14:16 3 pgs
Fees:18.00 Taxes:325.60
20070206-0015582

TRUSTEE'S DEED

WHEREAS, by a Deed of Trust, dated the 20th day of September, 1999, of record, Book 11681, Page 424, Registers Office for Davidson County, Tennessee, Aaron Covington and John Covington both unmarried conveyed the herein described property to Robert Greene, Trustee to secure an indebtedness to Wade Lee Phelps and evidenced by a Promissory/Deed of Trust note dated even date of said Deed; and

WHEREAS, default was made in the payment of said note and the lawful holders and owners thereof declared the entire balance of said note immediately due and payable and made demand on me to advertise said property under the terms and provisions of said Deed of Trust; and

WHEREAS, I caused said property to be advertised in the Nashville Record, a newspaper published in Davidson County, Tennessee, all in accordance with the terms and conditions of said Trust Agreement to sell said property at 12:00 Noon, on the 3rd of April, 2001 at the front door of the courthouse in Davidson County, Tennessee, for cash; and

WHEREAS, the highest, last and best bid received was in the amount of Eight Thousand Dollars ($88,000) cash, and offer and bid having been made by Wade Lee Phelps.

NOW THEREFORE, in consideration of said sum, I, Robert Greene, Trustee, have bargained and sold and by these presents do transfer and convey unto the said **WADE LEE PHELPS** his successors, heirs, and assigns a certain tract of parcel of land in Davidson County, Tennessee, to wit:

> Being part of Lots Nos. 1-19 in Glascock and Poterfields Subdivision, a plan of which is of record in Book 19, Page 124, of the Register's office for Davidson County, Tennessee.
>
> SAID parts of Lots Nos. 1-19 and 20, being at the southwest corner of Jefferson Street and 11th Avenue North, formerly Cumberland Street, being the northeast corner of Lot No. 1 of said plan; thence with the westerly margin of said Avenue, southerly 128 feet and 11 inches, more or less, to the northeast corner of part of said Lot No. 20 formerly owned by Thomas M. Remy and wife, being 113 feet northerly from the northerly margin of Poterfield Street; thence with northerly line of said Remy lot, westerwardly 26 feet; thence along a line parallel to said Avenue, northerly, to the southerly margin of Jefferson Street; and thence with the southerly margin of Jefferson Street and thence with the southerly margin of Jefferson Street easterly 26 feet and 8 inches, more or less, to the beginning excluding any of said lot taken to widen Jefferson Street.
>
> Being the same property conveyed to Aaron Covington and John Covington both unmarried persons by deed from Wade Lee Phelps, unmarried of record in Book 11681, Page 421, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1101 Jefferson Street, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto forever to Wade L. Phelps, his successors and assigns, whom the said, Robert Greene, Trustee, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Robert Greene, Trustee, has hereunto his hand, this 4th day of April, 2001.

ROBERT GREENE, TRUSTEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 4th day of April 2001, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Robert Greene, Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Seal the day and year above written

Margaret E. Neuls
NOTARY PUBLIC

My Commission Expires: 5/28/02

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 80,000.00

Robert Greene
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF April 2001

Margaret E. Neuls
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/28/02

Address New Owner/Tax Bills
Wade L. Phelps
P.O. Box 280655
Nashville, TN 37228