PREPARED BY:	OWNER and REAL PROPERTY TAX RESPONSIBILITY:
Thomas H. Copeland Attorney at Law Copeland & Bell, PLC P. O. Box 176 Tullahoma, TN 37388	Traders National Bank 120 North Jackson Street Tullahoma, TN 37388

Tax Information: Map 058; Group 16; Parcel 019.00

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 25, 2004 and recorded at Instrument No. 20040629-0076890, Register's Office of Davidson County, Tennessee, HOWARD WEAR conveyed to THOMAS H. COPELAND, Trustee, 111 West Grundy Street, Tullahoma, Coffee County, Tennessee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, pursuant to the instructions of the beneficiary, the Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the *Davidson AM* on June 15, 2007, June 22, 2007, and June 29, 2007, and the sale was appointed to be held on the 9th day of July, 2007, at the door of the Courthouse of Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) and TRADERS NATIONAL BANK, Tullahoma, Tennessee, being the highest and best bidder, became the purchaser of said property at and for the sum of Seventy-One Thousand One Hundred Ninety-Three & 88/100 Dollars ($71,193.88).

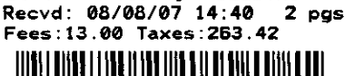
NOW, THEREFORE, in consideration of the premises, the undersigned, THOMAS H. COPELAND, as Trustee, does hereby grant, bargain, sell and convey to the said Traders National Bank, Tullahoma, Tennessee, in fee simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to wit:

> TRACT B: Land in Davidson County, Tennessee, being Lot No. 24 and the southerly 15 feet of Lot No. 23 of Block "CC" on the revised map of Fairview Subdivision of record in Book 1130, page 54, Register's Office for said County. Said Lot and part of said Lot adjoin and front together 90 feet on the east side of Cedar Circle and runs back between parallel lines 296.2 feet to a dead line.
>
> Being a portion of the same property conveyed to Howard Wear by deed from Bank One, National Association, as Trustee, of record in Instrument No: 20040629-0076889 Register's Office Davidson County, Tennessee

TO HAVE AND TO HOLD the aforesaid property free from all legal, 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, has the power to convey the same. Thomas H. Copeland, as Trustee and not otherwise, warrants the title to said property to Traders National Bank of Tullahoma, Tennessee, its successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, THOMAS H. COPELAND, as Trustee, has caused this instrument to be executed this the 6th day of August, 2007.

Davidson County DEEDTRS
Recvd: 08/08/07 14:40 2 pgs
Fees:13.00 Taxes:263.42



20070808-0095067

Thomas H Copeland

THOMAS H. COPELAND, Trustee

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, a notary public in and for said county and state, THOMAS H. COPELAND, Trustee, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 6th day of August, 2007.

Linda C. Jacobs
NOTARY PUBLIC

LINDA C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

My commission expires:

12-14-10

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $71,193.88, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 6th day of August, 2007.

Kim Scharfenberger
NOTARY PUBLIC

My commission expires:

9-30-09

KIM SCHARFENBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY