Davidson County DEEDTRS
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Fees:18.00 Taxes:433.64
20071026-0126505

This instrument prepared by:
Benjamin H. Perry, Atty.
BALTHROP , PERRY, & NOE
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

FROM:

Robert L. Perry, Jr., Trustee

TO:

MAP & PARCEL NUMBER: 071-05-0-230.00

Community Bank & Trust
575 S. Main Street
Ashland City, TN 37015

SEND TAX BILLS TO: SAME

TRUSTEE'S DEED

WHEREAS, by deed of trust dated the 29th day of September, 2004, of record at Instrument Number 20041018-0125068 as modified at Instrument Number 20070126-0010757, Register's Office of Davidson County, Tennessee, Helen Goodloe, unmarried, conveyed to Robert L. Perry, Jr., as Trustee, the hereinafter described real estate to secure a promissory note as therein described; and

WHEREAS, default was made in the payment of the heretofore mentioned promissory note and the holder thereof having directed Robert L. Perry Jr., as Trustee, to sell said property as provided in said deed of trust, I, Robert L. Perry, Jr., as Trustee, did on October 22, 2007, after having first advertised said property to be sold by public notice published in *The Tennessean*, a newspaper of general circulation in Davidson County, Tennessee, on September 28, October 6, and October 12, 2007, did offer the hereinafter described property for sale during legal hours, and at the hour advertised, at the main entrance to the Sommet Center, at the corner of Fifth Ave. and Broadway, in Nashville, Tennessee, and sold said property to Community Bank & Trust, a Tennessee Banking Corporation with its principal office at 575 Main Street, Ashland City,

Tennessee, for the price of ONE HUNDRED SEVENTEEN THOUSAND TWO HUNDRED DOLLARS and 00/100 ($117,200.00) Dollars, the same being the highest, last and best bid.

NOW, THEREFORE, in consideration of the premises, and in consideration of the payment of the aforesaid amount, I, Robert L. Perry, Jr., as Trustee, have this day bargained and sold and do hereby transfer and convey unto Community Bank & Trust, its successors and assigns, the following described real estate:

> LAND in Davidson County, Tennessee, being Lots 134 and 135 on the Plan of Scruggs Subdivision of Brooklyn Heights, as recorded in Book 332, Page 140, Register's Office for said County.
>
> Said Lots 134 and 135 front together 83 feet on the easterly side of Brooks Avenue and run back between parallel lines 257.5 feet on the northerly margin and 223.4 feet on the southerly margin.
>
> AND BEING the same property conveyed to Helen Goodloe by deed from Lloyd B. Moore and wife, Jacqueline Moore, of at Instrument Number 20041008-0122029, in the Register's Office of Davidson County, Tennessee.

To have and to hold the aforedescribed real estate, together with all improvements thereon, unto Community Bank & Trust; its successors and assigns, in fee simple, and in bar of all right of equity or redemption. I, Robert L. Perry, Jr., as Trustee, do hereby transfer and assign and set over unto Community Bank & Trust, its successors and assigns; all of the covenants and warranties contained in the aforedescribed deed of trust of record at Instrument Number 20041018-0125068 as modified at Instrument Number 20070126-0010757, Register's Office of Davidson County, Tennessee, and do hereby warrant title to the above described property as fully as I am authorized to do so as Trustee, but not personally and no further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 24th day of October, 2007.

ROBERT L. PERRY, JR., TRUSTEE

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, ROBERT L. PERRY, JR., TRUSTEE, 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 the 23rd day of October, 2007.

Cyndi Reeder
NOTARY PUBLIC

CYNDI REEDER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires: 9-16-08

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration or value, whichever is greater, for this transfer is $117,200.00.

BENJAMIN H. PERRY, AFFIANT

SWORN to and subscribed before me this the 23rd day of October, 2007.

Cyndi Reeder
NOTARY PUBLIC

CYNDI REEDER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires: 9-16-08