File Box 9B
First Title & Escrow Co., Inc.
#27385

Name and address of new owner:
James Stroud and Bill Edwards
6090 Central Avenue
St. Petersburg, FL 33707

Davidson County DEEDTRS
Recvd: 01/30/08 14:59 3 pgs
Fees:18.00 Taxes:1942.50
20080130-0009691

Send Tax Bills To:
James Stroud
6090 Central Avenue
St. Petersburg, FL 33707

This Instrument Prepared by:
David G. Mangum
Attorney at Law
2303 Franklin Road
Nashville, TN 37204

MAP/GROUP/PARCEL: 118-02-0 216.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated April 14, 2006, recorded in Instrument No.20060427-0048487, Register's Office, Davidson County, Tennessee, **Gold Coast Realty Investments, Inc.**, conveyed to Wilkins & Ivey, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated December 14, 2007, and recorded in Instrument No.20071218-0144866, said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 22 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the *Nashville Business Journal*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of January 4, January 11, and January 18, 2008, stating that on Friday, January 25, 2008 at 12:00 Noon, in the hallway just outside the entrance to the Davidson County Register of Deeds Office located inside the Sommet Center formerly known as the Gaylord Entertainment Center, 501 Broadway, Nashville, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and

sold said property to James Stroud and Bill Edwards, as tenants in common, for $525,000.00 (five hundred twenty five thousand dollars), which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, David G. Mangum, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said James Stroud and Bill Edwards, as tenants in common, (hereinafter referred to as Grantee), their successors and assigns, the following described property, to wit:

LAND in the 7th Civil District of Davidson County, Tennessee, being Lot Nos. 59 and 83 and the southerly 47 feet of Lot Nos. 58 and 84 and also a strip of land 15 feet wide lying between said Lot Nos. 59 and 83 and the parts of said Lots Nos. 58 and 84 in George I. Waddey's Subdivision of Westwood as same appears of record in Book 332, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more particular description of said lots.

INCLUDED in the foregoing description but expressly excluded from this conveyance is the following land:

A tract of land lying in Nashville, Davidson County, Tennessee and being Lot 83 and the southerly 47 feet of Lot 84 of the George Waddey Subdivision of Westwood as of record in Plat Book 332, page 99, Register's Office of Davidson County and being bounded on the north by the parcel 239, Map 118-2 on the east by the west right-of-way line of White Avenue, on the south by Lot 82 and on the west by the east right-of-way line of a 15 foot alley and being more particularly described as follows:

Beginning at a point in the west right-of-way line of White Avenue, a common corner with Parcel 239, said point being 53 feet south of the south right-of-way line of Inverness Avenue; thence with the west right-of-way line of White Avenue South 13 deg. 17 min. 00 sec. East 97.00 feet to a point, a common corner with Lot 82; thence with Lot 82 south 76 deg. 20 min. 00 sec. West, 165.10 feet to a point in the east right-of-way line of a 15-foot alley; thence with said alley north 13 deg. 16 min. 40 sec. West, 97.00 feet to a point, a common corner with Parcel 239; thence with Parcel 239 north 76 deg. 20 min. 00 sec. East 165.10 feet to the point of beginning.

DEED REFERENCE:
Being the same property conveyed to Gold Coast Realty Investment, Inc. in Instrument No. 20060427-0048486, recorded April 27, 2006, Register's Office for Davidson County, Tennessee.

This description was taken from the previous deed of record and deed of trust of record in Instrument No.20060427-0048487, said Register's Office.

SUBJECT to all matters on the Plan of record in Book 332, page 99, said Register's Office.

TAX MAP-PARCEL NO.: 118-02-0 216.00
PROPERTY ADDRESS: 2602 Westwood Drive, Nashville, Tennessee, as shown on the tax maps for the Assessor of Property for Davidson County, TN.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 28th day of January, 2008.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 28th day of January, 2008.

Kay E. Farmer
Notary Public

My Commission Expires: 7-24-2010

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn before me, this 28th day of January, 2008.

Kay E. Farmer
Notary Public

My Commission Expires: 7-24-2010

File #64527

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds