Davidson County DEEDTRS
Recvd: 04/04/08 14:24 3 pg
Fees:18.00 Taxes:1147.00
20080404-0034486

| Address New Owner: | Send Tax Bills To: | Map/Parcel Number |
|---|---|---|
| Benjamin S. and Ann R. Mitchell<br>218 Vaughns Gap Road<br>Nashville, TN 37205 | Same | 061 15 0 317.00 |
| This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (EHB)<br>1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203 | | |

**SUCCESSOR TRUSTEE'S DEED**

WHEREAS, Tabernacle of Praise Apostolic Church, by Real Estate Deed of Trust dated April 20, 2006, of record as Instrument No. 20060420-0045659 (the "Deed of Trust"), transferred and conveyed to Linda Hood, Trustee, the property described in Exhibit "A" hereto (the "Property"), Register's Office for Davidson County, Tennessee; and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, said Appointment of Successor Trustee being of record as Instrument No. 20080228-0019744, said Register's Office; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at eleven o'clock a.m. (11:00 a.m.), March 28, 2008, at 3807 Gallatin Pike, Nashville, Tennessee, 37216, when and where Benjamin S. Mitchell and Ann R. Mitchell ("Grantees"), became the last and highest bidder for cash at the price of Three Hundred Ten Thousand and 00/100 Dollars ($310,000.00).

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of April, 2008.

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

NOTARY PUBLIC
My Commission Expires: 3-20-10

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004510-299 04/02/08

NOW, THEREFORE, in her capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Emily H. Bowman, Successor Trustee hereby conveys the Property to Grantees and Grantees' heirs, successors and/or assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in her capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Emily H. Bowman, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantees and Grantees' heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under her. The Property is sold, however, without any other warranty of title, and the sale is expressly subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments (plus penalty and interest, if any), and any redemptive rights, plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust.

The Property is sold "AS IS," and neither the Trustee nor the beneficiary of the Deed of Trust nor any agent or attorney therefor makes any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults thereunder or the effect of this foreclosure sale on the rights of any party under such a lease.

**This is improved property known as 3807 Gallatin Pike, Nashville, Davidson County, Tennessee**

Words used herein indicating number or gender shall be read as context may require.

Dated this 28th day of March, 2008.

Emily H. Bowman, Successor Trustee

Emily H. Bowman, as Successor Trustee, and
not otherwise

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Barbara Kimmins, a Notary Public in and for said County and State, the within named Emily H. Bowman, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

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

Barbara Kimmins

Notary Public
My Commission Expires: 8/23/2011

BARBARA KIMMINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Lot No, 2 on the Plan of the Subdivision of Maplewood Home Tract of record in Book 421, Page 174, Register's Office for Davidson County, Tennessee, said Lot No. 2 fronts 100 feet on the Westerly side of Gallatin Road and extends back between parallel lines 250 feet to the rear line of Lot No. 35 on said Plan.

Being the same property conveyed to Tabernacle of Praise Apostolic Church by deed of record as Instrument No. 20060420-0045658, dated April 20, 2006, said Register's Office.