PICK-UP 47

Return to:
CASTLEMAN TITLE & ESCROW, INC.
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

This Instrument Prepared by:
*Robert M. Wilson, Jr.*
***WILSON & ASSOCIATES, P.L.L.C.***
200 West Jefferson, Suite 275
Memphis, Tennessee 38103
(901) 578-9914

Instr:200002090013313 Page: 1 OF 3
REC'D FOR REC 02/09/2000 12:19:09PM
RECORD FEE: $15.01
M. TAX: $0.00 T. TAX: $359.17

# TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 10, 1998 and recorded on June 16, 1998 at Book 10979, Page 386 in the Register's Office of DAVIDSON County, Tennessee, Steven Michael Commiskey, and Angela Commiskey conveyed to Mr. Arnold M. Weiss, 208 Adams Avenue, Memphis, TN 38103, as Trustee for PNC Mortgage Corp of America, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed the undersigned **ROBERT M. WILSON, JR.** as Successor-Trustee by instrument of record recorded on January 13, 2000 as Instrument No. 200001130004786 in the Register's Office of DAVIDSON County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement notice was given that the sale was to be held on December 2, 1999 at the DAVIDSON County Courthouse in Nashville, 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, at which time the said property was struck off and sold to PNC Mortgage Corp of America, at and for the sum of $97,073.29, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor-Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by PNC Mortgage Corp of America of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Robert M. Wilson, Jr., as Successor-Trustee, does hereby grant, bargain, sell, and convey to the said PNC Mortgage Corp of America, its successors and assigns, the property above mentioned and now further described as being in DAVIDSON County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Oakland Acres Section 1 of record in Plat Book 1424, Page 53, Register's Office for said County, to which reference is made for a more complete description. Being the same property conveyed to Grantors by deed being recorded simultaneously herewith.

Commonly known as: 307 West Due West Avenue, Madison, TN 37115

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto PNC Mortgage Corp of America, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Successor-Trustee, has hereunto set his hand and seal this 4th day of February, 2000.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 4th day of February, 2000, before me, a notary public within and for the county and state aforesaid, personally appeared Robert M. Wilson, Jr., known to me to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the same as Successor-Trustee for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $97,073.29, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert M. Wilson, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 4th day of February, 2000, before me, a notary public within and for the county and state aforesaid, personally appeared Robert M. Wilson, Jr., known to me to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the same as Successor-Trustee for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: _____

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
PNC MORTGAGE CORP OF AMERICA
539 South 4th Ave
Mailstop K7-K4AV-OB-2
Louisville, KY 40202

Parcel No. 51-7-8

W&A No. 707-9028
Loan No. 92765801

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