PICK-UP

Tennessee

Instr:200002170016146 Page: 1 OF 2
REC'D FOR REC 02/17/2000 1:47:43PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $231.25

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 14, 1989, and recorded in Book 7984, Page 917 in the Register's Office of Davidson County, Tennessee, Nancy Elizabeth Smith and Rita Susan Cooper, both unmarried, conveyed to Joe M. Kirsch or First Financial Title Agency of TN, Inc, Trustee(s), 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 appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 199912290308719 in the Register's Office of said County; 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, 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 the sale was appointed to be held on February 15, 2000, at the Main (South) 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, at which sale Dale Hire, whose address is 1524 Oakland Acres Drive, Madison, TN 37115, being the highest and best bidder, became the purchaser of said property at and for the sum of Sixty-Two Thousand Five Hundred One and 00/100 Dollars; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of his bid.

NOW, THEREFORE, in consideration of the premises and the payment by Dale Hire of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Valerie Ann Spicer, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Dale Hire, his heirs and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Woodberry Park, as of record in Book 2133, Pages 117-119, Register's Office for said County, to which plan reference is herby made for a more complete and detailed description of said lot.

Rick L. Burton obtained title to the above referenced real estate by Deed of record in Book 10805, Page 502, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Dale Hire, his heirs and assigns in fee simple forever, to whom the said Valerie Ann Spicer, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Valerie Ann Spicer, Substitute Trustee, has on February 15, 2000 hereunto set his hand and seal.

VALERIE ANN SPICER, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On February 15, 2000 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Valerie Ann Spicer to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Susan E. Schirmer
NOTARY PUBLIC



My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
2546 Hibbitts Road,
Nashville, Tennessee 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Dale Hire
1524 Oakland Acres Drive
Madison, TN 37115

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103
(901) 526-8296

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Dale Hire
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF Feb 2000.

Deputy Register