Instr:200002230017928 Page: 1 OF 2
REC'D FOR REC 02/23/2000 3:06:49PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $107.30

**PICK-UP**

THIS INSTRUMENT PREPARED BY:

Kenneth J. Mitteldorf, Esq.
LEATHERS, BEAM & MITTELDORF, PLLC
1332 Eighth Avenue North
P.O. Box 280240
Nashville, Tennessee 37228
(615) 726-3434

TRUSTEE'S DEED

WHEREAS, under date of December 6, 1991, Peter F. Strobel and wife, Teresa B. Strobel, executed a certain deed of trust to Justin T. Milam, Trustee, for the purpose of securing the debt and obligations therein described, which deed of trust is recorded at Book 8503, Page 205, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the debt and obligation secured by said deed of trust and the undersigned, as Substitute Trustee, was required by Nashville Area Habitat for Humanity, Inc., the owner and holder of the debt, to advertise and sell the property conveyed by said deed of trust in compliance with the provisions thereof;

WHEREAS, the undersigned, as Substitute Trustee, did in compliance with provisions of said deed of trust, advertise for sale of the property conveyed by same, the advertisement of sale having been published in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, in the issues of February 3, 10 and 17, 2000 of said newspaper, said sale having been advertised for February 17, 2000 commencing at 12:00 Noon at the front door of the Court House, Nashville, Davidson County, Tennessee, at which time and place same was offered for sale and sold; and

WHEREAS, said sale was made subject to prior liens and encumbrances of record, including liens of real estate taxes, and any applicable restrictions, building lines, and easements; and

WHEREAS, the highest and best bid for said property was then and there made by Tim Hill, Esq. on behalf of Banc One Financial Services, Inc., to-wit: a bid of $29,000.00 for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, Kenneth J. Mitteldorf, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey unto the said Banc One Financial Services, Inc. the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of W.J. Myers Subdivision of Maxey's Addition to Brownsville, as of record in Book 332, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 50 feet on the westerly side of Rock City Avenue and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Peter F. Strobel and wife, Teresa B. Strobel, by deed of record in book 8503, page 202, Register's Office for Davidson County, Tennessee.

This is improved property located at 2166 Rock City Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD, unto the said Banc One Financial Services, Inc., its successors and assigns, in fee simple, forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good except for prior liens of record, including those described hereinabove, and including any prior liens for taxes, and any applicable restrictions, building liens and easements, but warrants same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above described deed of trust, and not further or otherwise.

The proceeds of this sale, the receipt of which the undersigned hereby acknowledges, have been applied as follows:

| | | | |
|---|---|---|---|
| Amount of Bid . . . . . | | | $29,000.00 |
| Publication Cost . . . . . | $ | 249.00 | |
| Attorney's Fees, pre-foreclosure. . | | 250.00 | |
| Attorney's Fees, foreclosure. . . | | 600.00 | |
| Recording-Substitution of Trustee | | 10.00 | |
| Escrow deficit | | 83.02 | |
| Late Fees | | 65.00 | |
| Costs of securing/protecting property | | 240.97 | |
| Balance Credited on Debt Secured By Above-Described Deed of Trust | | 23,521.32 | |
| | | | $25,019.31 |
| Balance to be Disposed of in Accordance with Provisions of Above-Described Deed of Trust to Banc One Financial Services, Inc. (Junior Lien) | | | $3,980.69 |

IN WITNESS WHEREOF, the said Kenneth J. Mitteldorf, as Substitute Trustee, has hereunto set his hand this 18th day of February, 2000.

By: _____
Kenneth J. Mitteldorf
Substitute Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, Kenneth J. Mitteldorf, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of February, 2000.

Regina M. Keith
NOTARY PUBLIC

My Commission Expires: 7/29/01

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PROPERTY OWNER: Banc One Financial Services, Inc.

PROPERTY ADDRESS: 1206 Ireland Street
Nashville, Tennessee 37208

MAIL TAX BILLS TO: Banc One Financial Services, Inc.
10300 Kincaid Drive
Fishers, IN 46038

MAP & PARCEL NO. 072-11 295.00

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $29,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN to before me this 8th day of February, 2000.

Regina M. Keith
NOTARY PUBLIC

My Commission Expires: 7/29/01