PICK-UP

THIS INSTRUMENT PREPARED BY:
JAMES A. CARNEY
Attorney at Law
905 Stahlman Building
Nashville, Tennessee 37201

Name & Address of New Property Owner(s)	Name & Address of Person or Entity Responsible for Payment of Real Property Taxes:	Map-Parcel Numbers:
Channco, Inc. 211 Union St., Suite 907 Nashville, TN 37201-1564	Same	Map 26-6 Parcel 21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Instr:200004240040197 Page: 1 OF 3
REC'D FOR REC 04/24/2000 1:14:44PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $81.40

The actual consideration or value, whichever is greater, for this transfer is $22,000.00.

AFFIANT

Sworn to and subscribed before me this 14 day of April, 2000.

NOTARY PUBLIC

My Commission Expires: 5-28-00

TRUSTEE'S DEED

WHEREAS, by Deed of Trust executed by Daniel W. O'Connell to Bob Herrman, Trustee, dated the 27th. day of March, 1999, of record in Book 11455, Page 892, and re-recorded as Instrument number 200003230029645, Register's Office Davidson County, Tennessee, conveyed the hereinafter described real estate to Bob Herrman, Trustee, to secure the payment of a promissory note described in said Deed of Trust; and

WHEREAS, default was made in the payments and conditions of said note and the owner and holder of said note instructed Bob Herrman, Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and

WHEREAS, the said Bob Herrman, Trustee, did advertise in accordance with the provisions of said Deed of Trust, giving notice of an intent to sell said real estate at the South (front) door of the Courthouse in Nashville, Davidson County, Tennessee on Monday, April 24, 2000 at 12:35 p.m.; and

WHEREAS, at the time and place state in said advertisement, the said Bob Herrman, Trustee, offered the real estate, hereinafter described, for sale to the

highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower and all other exemptions, which were expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and superior liens of record, specifically subject to the balance due on a first Deed of Trust note payable to Alliance Mortgage Company of record in Book 7221, page 1, Register's Office for Davidson County, Tennessee, and the judgment debt of record in Book 10884, page 379, said Register's Office; and

WHEREAS, on said date at the time and place stated in said advertisement and on said terms, I, Bob Herrman, Trustee offered for sale and sold said real estate to Channco, Inc. for Twenty Two Thousand —And No/00—Dollars ($22,000.00) which amount was the highest, best and last Bid.

NOW, THEREFORE, for and in consideration of the sum of Twenty Two Thousand—And No/00—Dollars ($22,000.00), cash in hand paid and the cancellation of the indebtedness, I, Bob Herrman, Trustee, do hereby bargain and sell, and by these presents, transfer and convey unto the said Channco, Inc., its successors and assigns, the following described real estate in Davidson County, Tennessee, to-wit:

> Land in Davidson county, Tennessee, being Lot No. 21 on the Plan of Windsor Green, Phase 1, Section 1, as of record in Book 6250, Page 31, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a complete description thereof.
>
> Being the same property conveyed to Daniel W. O'Connell by deed from James P. Fluker and wife, Sandra M Fluker, of record in Deed Book 8910, Page 33, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY, commonly known as 110 Butleigh Court, Goodlettsville, Tennessee 37075

TO HAVE AND TO HOLD said real estate with all the appurtenances, estate, title and interest thereto belonging to the said Channco, Inc., its successors and assigns.

This conveyance is made subject to the powers vested in me by said instrument, but not otherwise, and subject to any and all unpaid real estate taxes and superior liens of record.

WITNESS my hand on this the 24th. day of April, 2000.

Bob Herrman Trustee

BOB HERRMAN, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah F. Haneycutt, **a Notary Public in and for said County and State, Bob Herrman, Trustee, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.**

WITNESS my hand and official seal at Nashville, Tennessee, on the 24th day of April, 2000.

Deborah F. Haneycutt
NOTARY PUBLIC

DEBORAH F. HANEYCUTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

5-22-00