PICK-UP

Prepared by:
Monica D. Edwards, Esq.
1130 8th Avenue, South
Suite 303
Nashville, Tennessee 37203

Instr:200006060056540 Page: 1 OF 2
REC'D FOR REC 06/06/2000 3:13:52PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $144.78

ADDRESS OF NEW OWNER:
Annie E. Hyde Johnson
1107 Buchanan Street
Nashville, TN 37208

SEND TAX BILLS TO:
SAME

MAP: 92-06
Parcel 609
11W 08255

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Installment Deed dated March 8, 1989, and recorded in the Register's Office of Davidson County, Tennessee, in Book 7790, Page 236, Robert E. Harris and Callie M. Harris conveyed to Mose J. Davie as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth, and

WHEREAS, Monica D. Edwards was appointed Successor Trustee by instrument of record in the Register's Office of Davidson County, Tennessee as Instrument Number 200003300031860, 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 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 that said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said Installment Deed by which advertisement of the said sale was appointed to be held on the 1st day of June, 2000, at the front door of the Courthouse, 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 bidder for cash at which sale Annie E. Hyde Johnson being the highest, best and last bidder, became the purchaser of said property at and for the sum of THIRTY NINE THOUSAND ONE HUNDRED TWENTY NINE DOLLARS AND SIXTY SIX CENTS ($39,129.66)), and

WHEREAS, the said purchaser being the owner of the debt for which said property was sold, has complied with the terms of sale by paying into the hand of the undersigned Successor Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said trust deed, and

NOW, THEREFORE, in consideration of the premises and of the payment by the said Annie E. Hyde Johnson, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Monica D. Edwards as Successor Trustee, does hereby grant, bargain, sell and convey unto the said Annie E. Hyde Johnson as aforesaid, and unto her successors and assigns, the property above mentioned and now further described as situated in the County of Davidson, State of Tennessee, more particularly described as follow, to wit:

***BEING** Lot No. 6, on the Map of Buchi's Subdivision of Lot No. 20 in McNairy's Subdivision as of record in Book 421, Page 66, Register's Office for said County.*

***SAID** Lot No. 6 fronts 50 feet on the northerly side of Clifton Pike, and runs back between parallel lines 150 feet to an alley.*

***BEING** the same property conveyed to Robert E. Harris and mother, Callie M. Harris, by deed from Will Henry Johnson, Sr. and wife, Annie E. Hyde Johnson, of record in Book 7790, Page 236, Register's Office for Davidson County, Tennessee.*

This is improved property known as 2506 Clifton Avenue, Nashville, TN 37208

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto Annie E. Hyde

Johnson, as aforesaid, and unto her successors and assigns forever, to whom the said Monica D. Edwards as Successor Trustee warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under her, but not further nor otherwise.

The proceeds of this ale, the receipt of which the undersigned Successor Trustee hereby acknowledges, have been applied as follows with purchaser being responsible for payment of all property taxes now due:

Principal Balance	$26,911.00
Interest	$10,968.66
Attorney's Fees	$985.00
Publication Costs	$255.00
Recording Costs	$10.00
TOTAL	$39,129.66

IN TESTIMONY WHEREOF, Monica D. Edwards as Successor Trustee has executed this instrument this 1st day of June, 2000.

Monica D. Edwards

Monica D. Edwards, Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, Commissioned and qualified, personally appeared **Monica D. Edwards** with whom I am personally acquainted and who, upon oath, acknowledged herself to be the Successor Trustee, the within named bargainor, and that, she as such executed the foregoing instrument for the purpose therein contained and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and seal at office in Nashville, Davidson County, Tennessee this 1st day of June, 2000.

A. Gayle Seard

GAYLE SEARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

NOTARY PUBLIC My Commission Expires: July 28, 2001

I or we, 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 $39,129.66, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Annie E. Hyde Johnson

AFFIANT

Subscribed and *sworn* before me this 1st day of June, 2000.

A. Gayle Seard

GAYLE SEARD NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

NOTARY PUBLIC My Commission Expires: July 28, 2001

My Commission Expires JULY 28, 2001