PICK-UP

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Morris H. O'Briant

GRANTEE(s)
Steve Michaels, P.O. Box 22814, Nashville TN 37202

Instr:200008040077670 Page: 1 OF 3
REC'D FOR REC 08/04/2000 1:30:15PM
RECORD FEE: $15.00
T. TAX: $0.00 T. TAX: $74.00

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 28, 1976 and recorded on June 2, 1976 at Book 5030, Page 831 in the Register's Office of DAVIDSON County, Tennessee, Martha M. Bennett conveyed to J. G. Palmer, as Trustee for Commerce Union Bank, 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 April 30, 1997 at Book 10433, Page 928 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 July 27, 2000 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 Steve Michaels, P.O. Box 22814, Nashville TN 37202, at and for the sum of $20,000.00, 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 Steve Michaels, P.O. Box 22814, Nashville TN 37202 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 Steve Michaels, P.O. Box 22814, Nashville TN 37202, 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 Townhouse No. 39, Building 6, on the plan of Priest Lake Park Condominium Townhouses, Phase 1, of record in Book 4460, page 88, Register's Office for said County. Being the same property conveyed to the grantors by deed of even date being recorded simultaneously

herewith.

Commonly known as: Unit 39 Building 6 Priest Lake Park, Nashville, TN 37212

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 Steve Michaels, P.O. Box 22814, Nashville TN 37202, 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 3rd day of August, 2000.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 3rd day of August, 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

VICTOR WALLACE Notary Public
Pulaski County State of Arkansas
My Commission Expires Dec. 20, 2008

My Commission Expires: _____

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 $20,000.00, 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 3rd day of August, 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: _____

VICTOR WALLACE Notary Public
Pulaski County State of Arkansas
My Commission Expires Dec. 20, 2008

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Steve Michaels
P.O. Box 22814
Nashville TN 37202

Parcel No. 136-03-O-A-39.00

Loan No. 2072231591

DSTDeedforPMI_kdavidson_000803_1555

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388