PICK-UP

Davidson County DEEDTRS
Recvd: 10/24/00 11:37 3pgs
Fees:15.00 Taxes:265.14
20001024-0105396

Name and address of new owner:
Community Choice Financial Services
19 Northstar Drive, Suite Q
Jackson, TN 38305

Send tax bills:
Same

Prepared by:
David G. Mangum, Attorney
172 Second Ave., N. Ste. 210
Nashville, TN 37201

MAP/PARCEL 82-4-402

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated February 23, 1999, recorded in Book 11375, page 525, Register's Office, Davidson County, Tennessee, **Thomas Slates**, conveyed to Tim Long, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated September 18, 2000, and recorded by Instrument No. 20000918-0092285, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 26 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Nashville Business Journal*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of September 29, October 6, and October 13, 2000, stating that on Tuesday, October 24, 2000, at 11:30 a.m. at the front door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and a prior Deed of Trust of record in Book 11375, page 525, Register's Office for Davidson County, Tennessee; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry

and sold said property to **Community Choice Financial Services**, its successors and assigns for $71,660.13, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, David G. Mangum, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said **Community Choice Financial Services**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> Being Lot No. 16 in W. A. Sharp's Revised Plan of A. W. Hooker's Addition to East Nashville, as of record in Book 421, page 114, Register's Office for Davidson County, Tennessee
>
> **Deed Reference:**
> Being the same property conveyed to Thomas Slates by deed from Amos Jones recorded in Deed Book 11375, page 522, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

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

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David G. Mangum**, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Kay E. Farmer
Notary Public

KAY E. FARMER NOTARY PUBLIC AT LARGE DAVIDSON TENN.

My Commission Expires: 9-28-2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for ~~this~~ transfer is $71,660.13.

Affiant

Subscribed and sworn before me, this 24th day of October, 2000.

Kay E Farmer

Notary Public

KAY E. FARMER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 9-28-2002

#51044