Davidson County DEEDTRS
Recvd: 10/24/00 13:27 2pgs
Fees:11.00 Taxes:55.29
20001024-0105447

PICK-UP

TRUSTEE'S DEED

DEEDED TO:
American Construction & Remodeling
Company, Incorporated
P.O. Box 148148
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY:
American Escrow Service Inc.
P.O. Box 148148
Nashville, Tennessee 37214-8148
(615)391-0655
FAX (615)872-9982

SEND TAX BILLS TO:
Bank of America
P.O. Box 9000
Getzville, NY 14068-9000

Map-Parcel Numbers
Map 52-1
Parcel 63-11D-48115
Being 231 Harrington Avenue
Madison, TN 37115

WHEREAS, on the 27th day of July, 1990, Donald R. O'Guin, Sr., was named Trustee by Installment Deed of even date executed by Robert E. Hewitt and wife, Terri L. Hewitt, and assumed by John L. Woodall and Judy K. O'Guin by instrument in Book 9362, Page 601, in the Register's Office for Davidson County, Tennessee, conveying to him as Trustee the real estate hereinafter described, said Installment Deed was executed to secure the payment of Fifty-two Thousand five hundred dollars ($52,500.00) principal and interest at 10% per annum on the unpaid balance, said Installment Deed is recorded in Book 8210, Page 568 in the Register's Office for Davidson County, Tennessee,; and

WHEREAS, I, Donald R. O'Guin, Sr., was appointed Trustee under said Installment Deed in Book 8210, Page 568, recorded in the Register's Office for Davidson County, Tennessee, I, Donald R. O'Guin, Sr., Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Trustee in said Installment Deed, advertised the said real estate as required by law and by the terms of said Installment Deed by giving twenty-one (21) days notice by three (3) successive publications, namely September 7, September 14, and September 21, 2000 in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Installment Deed.

Pursuant to said advertisement, on October 13, 2000 at 1:00 o'clock p.m. at the front door of the Davidson County Courthouse, Nashville, Tennessee, I, as said Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities, as provided in said Installment Deed, and subject to the mortgage liens expressly stated in the Installment Deed, at which time American Construction & Remodeling Company, Incorporated, P.O. Box 148148, Nashville, Tennessee 37214, submitted the highest bid in the amount of Fourteen Thousand nine hundred forty-two and 00\100($14,942.00), and,

NOW THEREFORE, in consideration of the premises, I, Donald R. O'Guin, Sr., Trustee, do hereby sell, transfer and convey to American Construction & Remodeling Company, Incorporated, P.O. Box 148148, Nashville, Tennessee 37214, their successors in fee simple, and in bar of all equities above mentioned, the following described real estate, towit:

> A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 7 on the Plan of Crittenden Estates, Block "B", of Record in Book 974, page 69, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to John L. Woodall and Judy K. O'Guin, by Warranty Deed from Robert E. Hewitt and wife, Terri L. Hewitt, of record in Book 9362, page 601, Register's office for Davidson County, Tennessee.

I, Donald R. O'Guin, Sr., Trustee, convey to American Construction and Remodeling Company, Incorporated, P.O. Box 148148, Nashville, Tennessee 37214, all the rights conveyed to me as said Trustee in said Installment Deed, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises being solely as Trustee and not otherwise, under the power vested in me under said Installment Deed hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee this 24th Day of October 2000.

Donald R. O'Guin, Sr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Donald R. O'Guin, Sr., the Trustee, 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 this 24th day of October 2000.

Notary Public

CYNTHIA SONNIER
Notary Public, Davidson Co., TN
My Comm. Expires May 30, 2004

My Commission Expires: _____

CYNTHIA SONNIER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Fourteen Thousand nine hundred forty-two and 00\100 Dollars ($14,942.00).

Affiant, Donald R. O'Guin, Sr., Trustee

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

Notary Public

CYNTHIA SONNIER
Notary Public, Davidson Co., TN
My Comm. Expires May 30, 2004

My Commission Expires: _____

CYNTHIA SONNIER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Maximum Principal Indebtedness for Tennessee Recording Tax Purpose is Eighty-three Thousand five hundred and 00\100 Dollars ($14,942.00).