PICK-UP

This Instrument Prepared By:
Stokes Bartholomew Evans & Petree, P.A. (TPM)
424 Church Street, Suite 2800
Nashville, Tennessee 37219

Davidson County DEEDTRS
Recvd: 11/22/00 11:34 4pgs
Fees:19.00 Taxes:494.69
20001122-0115403

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Daniel J. Roemer	Same	135-16-0-A
35 Valley Court		99 CO
Durango, Colorado 81301		

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated May 12, 1993, executed by Truck Service, Inc., to Phil Tatoian, Trustee, of record in Book 8993, page 406, Register's Office for Davidson County, Tennessee (the "Deed of Trust");

WHEREAS, Steven Asplundh, as the beneficiary of the Deed of Trust and as the lawful owner and holder of the obligations secured by the Deed of Trust, removed Phil Tatoian as Trustee and appointed Fred Russell Harwell as Successor Trustee by instrument of record in Instrument No. 20001002-0097160, said Register's Office;

WHEREAS, Fred Russell Harwell, Successor Trustee, caused certain real property described in the Deed of Trust (the "Property") to be advertised in accordance with the provisions of the Deed of Trust, advertising that the Property would be sold at 10:00 o'clock a.m., prevailing time on Wednesday, November 22, 2000, at the front door of the Metropolitan Courthouse, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest and best bidder for cash; but subject to any and all mortgages, liens, claims, unpaid taxes, encumbrances, easements, restrictions,

any recorded plat or plan, other matters of record or otherwise that are prior in right to the lien of said Deed of Trust, and any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and

WHEREAS, the Successor Trustee's agent personally appeared and offered the Property for sale at public outcry and the highest and best bid received was the sum of One Hundred Thirty Three Thousand Seven Hundred and No/100 Dollars ($133,700.00), by Daniel J. Roemer (hereinafter referred to as the "Grantee"), and the Property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of One Hundred Thirty Three Thousand Seven Hundred and No/100 Dollars ($133,700.00), paid by the Grantee, Fred Russell Harwell, Successor Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its successors, heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

DESCRIPTION

Being Lot No. 72 on the Plan of Subdivision of Tracts, 8, 9, and 10 of Nashboro Village, of record in Book 5200, page 186, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Pamela K. Pierce by deed from Truck Service, Inc., a Tennessee corporation, of record in Book 9374, page 34, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors, heirs and assigns forever.

And the Successor Trustee covenants with the Grantee that he is lawfully seized and possessed of the Property as Successor Trustee only and, by the terms of the Deed of Trust, has a

good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, easements, restrictions, recorded plat or plan, any statutory rights of redemption, and unpaid taxes that may be a lien against the Property.

The Successor Trustee further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its successors, heirs and assigns, against the lawful claims of any persons claiming by or through him as Successor Trustee, but no further or otherwise; it being the intention of the Successor Trustee only to convey to Grantee no greater title in the Property than he received as Successor Trustee and that, as Successor Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded master deed, plat or plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the Property might disclose.

Witness my hand this 22nd day of November, 2000.

Fred Russell Harwell, Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this county, Fred Russell Harwell, Successor Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of November, 2000.

Carole M. Maxson
NOTARY PUBLIC

CAROLE M. MAXSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
7-24-04

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $133,700.00.

AFFIANT

Subscribed and sworn before me on this 22nd day of November, 2000.

Carole M. Maxson
NOTARY PUBLIC

CAROLE M. MAXSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

7-24-04

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