PICK-UP

Davidson County DEEDTRS
Recvd: 03/29/01 13:42 3pgs
Fees:15.00 Taxes:319.66
20010329-0030342

PREPARED BY: T. LARRY EDMONDSON
ATTORNEY AT LAW
800 BROADWAY
NASHVILLE, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR.
James L. Deatrick, Jr. Marty Penix 1285 N. Mt. Juliet Rd. Mt. Juliet, TN 37122	Same	136-14-0-129

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated October 5, 1993, executed by Tony L. Roy and wife, Angela A. Roy to Teri Hasenour Gordon, Trustee, of record in Book 9135, Page 172 and re-recorded in Book 9159, Page 238, Register's Office for Davidson County, Tennessee; and

WHEREAS, Bank of America, N.A., formerly NationsBank of Tennessee, N.A., the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 9135, Page 172 and re-recorded in Book 9159, Page 238, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming T. Larry Edmondson, as Substitute Trustee by an instrument of record in Instrument Number 20010212-0013585, Register's Office for Davidson County, Tennessee; and

WHEREAS, T. Larry Edmondson, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising in the Nashville Record three times on March 1st, March 8th and March 15th, 2001 that said property would be sold at 10:00 A.M. prevailing time on March, 29, 2001, in the front door of the Davidson County Courthouse, Nashville, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims and unpaid taxes which may be a lien against said property.

WHEREAS, the Substitute Trustee personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Fifteen Thousand Three Hundred Ninety Five and No/100 Dollars ($15,395.00) by James L. Deatrick, Jr. and Marty Penix (hereinafter referred to as "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Fifteen Thousand Three Hundred Ninety Five and No/100 Dollars ($15,395.00) cash in hand paid by the Grantee, T. Larry Edmondson, Substitute Trustee, has this day sold and by these premises, does transfer and convey to Grantee, its/their heirs and assigns,

a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Being Lot No. 60 on the Plan of Castlegate Subdivision, Revised, Section 2-A, of record in Plat Book 5200 at Page 10, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tony L. Roy and wife, Angela A. Roy by Deed from James Lambert Close joined by his wife, Suzanne B. Close of record in Book 6801, Page 573, Register's Office for Davidson County, Tennessee.

The street address of the above described property is believed to be 664 Lake Terrace Drive, Nashville, TN 37217.

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

And the Substitute Trustee covenants with the said Grantee that he is lawfully seized and possessed of said real property as Substitute Trustee only, and by the terms of the above-mentioned Deed of Trust, has a good right to sell and convey the same.

The Substitute 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/their heirs and assigns, against the lawful claims of any persons claiming by or through him as Substitute Trustee, but no further or otherwise; it being the intention of the Substitute Trustee only to convey to Grantee no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

This sale is subject to Deed of Trust of record in Book 6801, Page 576 and assigned of record in Book 7725, Page 798, said Register's Office.

This sale is subject to all matters shown on any applicable recorded 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 or any governmental agent, 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 premises might disclose.

Witness my hand this 29th day of March, 2001.

T. LARRY EDMONDSON
Substitute Trustee

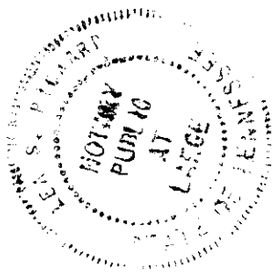
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named T. Larry Edmondson, Substitute Trustee, 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 and seal at office this 29th day of March, 2001.

Lea D. Richard
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-29-2003



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 86,395.00.

Marty Perrick
AFFIANT

Sworn to and subscribed before me on this the 29th day of March, 2001.

Lea D. Richard
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-29-2003

