PICK-UP

Davidson County DEEDTRS
Recvd: 03/29/01 14:04 3pgs
Fees:15.00 Taxes:147.63
20010329-0030373

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on August 4, 1995, Linda Darlene Tanley, unmarried, executed to Gary B. Fisher, Trustee, a certain deed of trust conveying to him as Trustee, certain property hereinafter fully set forth and described, which deed of trust is of record in Book 9756, Page 67 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, under instrument of record No. 20001207-0120408 in said Register's Office, the above named trustee has been replaced by E. Franklin Childress, Jr., Clifford D. Pierce, Jr. and S. Jonathan Garrett, as substitute trustees, any one of whom is empowered to serve with all the title, powers, and duties of the original Trustee named in said Deed of Trust described above; and

WHEREAS, default having been made in the payment of the debts and the performance of the obligations secured by said Deed of Trust, Ford Consumer Finance Company, Inc., as the owner thereof, requested the undersigned to advertise and sell the security according to the terms thereof; and

WHEREAS, in accordance with said request, the said real estate described in said Deed of Trust was advertised for sale in THE NASHVILLE RECORD, a newspaper published in Nashville, Tennessee, the first insertion appearing on February 22, 2001, and subsequent insertions appearing on March1, 2001, and March 8, 2001, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, at twelve o'clock noon on Tuesday, March 20, 2001, being the time and at the north door of the Court House, Nashville, Davidson County, Tennessee, being the place mentioned in said advertisement, the undersigned offered said real estate for sale in accordance with all the terms and requirements in said Deed of Trust and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to The J & J Group, LLC, at and for the sum of $39,901.00 which is the highest and best bid in connection therewith;

NOW, THEREFORE, the undersigned in consideration of the premises and the payment of said bid, which amount has been applied toward the payment of said indebtedness, hereby bargains, sells, conveys, and confirms unto said The J & J Group, LLC, the following real estate situated and located in Davidson County, Tennessee, to-wit:

Being Unit No. 123 on the Plan Of Kingswood Condominiums of record in Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee, together

with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingwood Condominiums, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to Linda Darlene Tanley by deed of record in Book 9756, Page 64, Register's Office for Davidson County, Tennessee.

The conveyance of the aforesaid property is subject to unpaid property taxes, assessments, subdivision restrictions, building lines, and easements of record in the Davidson County Register's Office.

IN WITNESS WHEREOF, Clifford D. Pierce, Jr., as Substitute Trustee has hereunto set his hand this the 20th day of March, 2001.

CLIFFORD D. PIERCE, JR.
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 20th day of March, 2001, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Clifford D. Pierce, Jr., to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as Substitute Trustee.

WITNESS my hand and Official Notarial Seal at office the day and year above written.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENNESSEE

My Commission Expires: 9-25-01

My Commission Expires Sept 25, 2001

STATE OF TENNESSEE
COUNTY OF _____

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $39,901.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Subscribed and sworn to before me on this 20th day of March, 2001.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,901.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF March 20 01.
Brandi M. Webb
Deputy Register

My Commission Expires:

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PROPERTY ADDRESS: 2929 Selena Drive J-123
Nashville, TN 37211

MAIL TAX NOTICE TO: Attn: Joe Hafner
The J & J Group, LLC
1784 W. Northfield Blvd., #292
Murfreesboro, TN 37129

PREPARED BY AND RETURN TO: WYATT, TARRANT & COMBS, LLP
1715 Aaron Brenner Drive, Suite 800
Memphis, Tennessee 38120-4367

Tax Parcel Id:119-14-0-A-123.00