Davidson County DEEDTRS
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20010723-0077831

This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

BOOK 11037, PAGE 885

Responsible Taxpayer and Property Owner:
Tax Parcel No. 07109012400

Name: Household Financial Center, Inc.

Address: 636 Grand Regency Blvd., Brandon, FL 33511

Common Description: 1712 Seminary St.
Nashville, TN 37207

Legal Description: Land in the 12th Civil District of Davidson County, Tennessee, being described (See attached Exhibit "A").

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $70,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 12th day of July, 2001

Notary Public
My Commission Expires: 4/27/03

ROWENA COZART
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires
04/27/2003

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under that Deed of Trust executed by **Eric Lee** dated **7/24/98** and recorded

7/28/98 in Book **11037** at Page **885**, Register's Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **Banc One Financial Services of TN Inc.** default having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Thursday, **July 12, 2001** at 10:00 a.m. pursuant to the advertisement published in the **The News** and sent by mail to the Debtor and lienors of record, offer for sale, at **the front door of the Davidson County Courthouse, Nashville, TN**, TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **Household Financial Center, Inc.** became the highest and best bidder(s) at and for the sum of **$70,500.00** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **Household Financial Center, Inc.,** Grantee, the following described real estate, to wit:

See attached Exhibit "A"

To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the

covenants and warranties contained in the Deed of Trust recorded in Book **11037**, Page **885**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 12th day of July, 2001.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Rowena Cozart, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

This the 12th day of July, 2001.

Rowena Cozart
Notary Public

My Commission Expires:
4/27/03

ROWENA COZART
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires
04/27/2003

Exhibit "A"

Land in the 12th Civil District of Davidson County, Tennessee, being described according to survey made by T.R. Sanford, Surveyor, December 8, 1962, as follows:

Beginning at the southwest corner of Haynes Street or Avenue at its intersection with Seminary Street; thence with the margin of Seminary Street south 37 deg. 35' west 121.34 feet to a marker in the northerly margin of Haynes Meade, Section II, of record in Book 2854, Page 136, Register's Office for Davidson County, Tennessee; thence with the margin of Haynes Meade north 52 deg. 21' west 93 feet to a point; thence continuing with the margin of said Subdivision 31.3 feet to a point, the southwest corner of Tract II on said survey; thence with the dividing line between Tract I and Tract II north 61 deg. 33' east 151.8 feet more or less to the margin of Haynes Street; thence with the margin of Haynes Street south 28 deg. 22' east 67 feet to the point of the beginning.

Being the same property conveyed to George K. Kilpatrick, Jr. and wife, Lillian P. Kilpatrick by installment deed from Ewing O. Harper and wife, Lillian G. Harper, of record in Book 3911, Page 622, Register's Office for Davidson County, Tennessee.