THIS INSTRUMENT PREPARED BY:
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315 Deaderick Street, Suite 1230
Nashville, Tennessee 37238-1230

Davidson County DEEDTRS
Recvd: 07/31/01 10:44 3pgs
Fees:18.00 Taxes:238.28
20010731-0080906

PICK-UP

SUBSTITUTE TRUSTEE'S DEED

Address New Owner and Send Tax Bills To:

Aubrey Hiam
301 Fairbanks Road
Goodlettsville, Tennessee 37072

Map-Parcel Numbers:

072-03-0
064.00

WHEREAS, Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Harry H. Bruce and Kimberly B. Bruce, husband and wife to Leon Sharber, Trustee, dated the 30th day of August, 1999, and being of record in Book 11651, page 743, Register's Office for Davidson County, Tennessee, referred to herein as the Deed of Trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof, Bank One.

WHEREAS, Appointment of Substitute Trustee having been duly executed by the holder of the note and beneficiary of said Deed of Trust, Appointment of Substitute Trustee being of record as instrument number 20010627-0067860, in the Register of Deed's Office, Davidson County, Nashville, Tennessee, and appointing William Timothy Hill as Substitute Trustee.

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock noon (12:00 noon), July 30, 2001, at the Davidson County Courthouse, Nashville, Tennessee, when and where Aubrey Hiam ("Grantee"), became the last and highest bidder at the price of Sixty-Four Thousand Four Hundred One ($64,401.00) Dollars.

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, William Timothy Hill, Substitute Trustee, hereby conveys the Property described hereto in Exhibit "A", to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

William Timothy Hill, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 31st day of July, 2001.

William Timothy Hill, as
Substitute Trustee and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named William Timothy Hill, Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2001.

Kristin K Ousland
Notary Public

My commission expires: 11/29/03

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $64,401.00.

Affiant

Subscribed and sworn to before me this 31st day of July, 2001.

Kristin K Ousland
Notary Public

My commission expires: 11/29/03

EXHIBIT A

BEING the westerly ½ of Lot No. 216 on the Plan of Inglewood Place, as shown on plat of record in Plat Book 332, page 101, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Harry H. Bruce and wife, Kimberly B. Bruce by deed from George McCormac Carney, et ux, Sandra Thomas Carney dated January 31, 1989, of record in Book 7763, page 810, and re-recorded in Book 9162, page 769, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1213 McChesney Avenue, Nashville, Tennessee 37216.