PICK-UP

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRIII)
3305 West End Avenue
Nashville, Tennessee 37203
(615) 383-3345

Davidson County DEEDTRS
Recvd: 10/02/01 13:44 2pgs
Fees:13.00 Taxes:37.00
20011002-0106448

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
1212 Berwick Trail Madison, TN 37115	New Owner	83-3/153

SUCCESSOR TRUSTEE'S SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Thousand and No/100($10,000.00) Dollars the receipt of which is hereby acknowledged, Charles B. Reasor III, Successor Trustee ("Grantor"), acting as successor trustee only, has this day bargained and sold, and does hereby transfer and convey unto William Larry Hall ("Grantee"), Grantee's successors and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTH PART OF LOT 50 AND THE WESTERLY PART OF THE NORTH PART OF LOT NO. 49 ON THE MAP OF THE REDIVISION OF W.S. ASHWORTH'S SUBDIVISION OF CERTAIN LOTS IN THE TOWN OF BROWNSVILLE AS RECORDED IN BOOK 161, PAGE 153, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF SAID LOTS FRONTS 55 FEET ON THE WESTERLY SIDE OF RIVERSIDE DRIVE AS NOW LOCATE AND RUN BACK BETWEEN PARALLEL LINES 177 FEET ALONG THE MARGIN OF CARTER STREET TO THE LINE BETWEEN LOTS 50 AND 51.

BEING THE SAME PROPERTY CONVEYED TO JACK J. FRITZEE BY DEED FROM JAMES E. COPELAND, OF RECORD IN INSTRUMENT NO. 200002140014702, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 1210 Riverside Drive, Nashville, TN 37216.

This conveyance is made pursuant to the powers conferred upon Grantor by a Deed of Trust (the "Deed of Trust") dated March 14, 2001 executed by Jack J. Fritzee in favor of Union Planters Bank, National Association, as beneficiary, of record as Instrument Number 20010315-0024685, Register's Office for Davidson County, Tennessee ("RODC") with Grantor having been duly appointed successor trustee by an instrument of record as Instrument Number 20010820-0089481, RODC. As set forth in the notice of foreclosure sale (the "Notice"), a copy of which is attached hereto as Exhibit "A", published pursuant to the Deed of Trust and applicable law in the Nashville Record on September 6, 2001, September 13, 2001, and September 20, 2001, default was made in the terms, conditions, provisions, and payments provided for in the Deed of Trust and the sale at foreclosure of the Property was scheduled for Thursday, September 27, 2001 at 11:15 a.m., at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee. At

that time, the foreclosure sale was held and concluded as provided in the Notice with Grantee constituting the highest bidder at such sale.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's successors and assigns, forever, Grantor, solely in Grantor's fiduciary capacity as successor trustee, covenants and binds himself, his successors in trust and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 2nd day of October, 2001.

GRANTOR:

Charles B. Reasor III, Successor Trustee

Charles B. Reasor III,
Successor Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Tammy P. White, a Notary Public for the state and county aforesaid, Charles B. Reasor III, Successor Trustee, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of October 2001.

Tammy P. White
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:
11/25/2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 2nd day of October, 2001.

March 27th 2004
My Commission Expires

Notary Public

NOTARY PUBLIC