PICK-UP

Davidson County DEEDTRS
Recvd: 10/11/01 10:12 2pgs
Fees:13.00 Taxes:342.26

20011011-0110797

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Mid-State Trust VII	(owner)	81-10 - 104.00
(NAME)	(NAME)	
% Walter Mortgage Service		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
P.O. Box 31601		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	
TAMPA, FLA. 33631-3601		

TRUSTEE'S DEED

This Instrument entered into this 11th day of October 2001, by and between Craig R. Allen, Trustee, Party of the First Part, and Mid-State Trust VII, Party of the Second Part:

WHEREAS, by Deed of Trust dated April 20, 1998 and duly of record in Book 11049, Page 261, Register's Office for Davidson County, Tennessee, Carlton E. Steger and wife Brenda Steger conveyed to Craig R. Allen, as Trustee, the hereinafter described real estate to secure one note in the total amount of $233,676.00 payable in 360 monthly installments of $649.10 each, beginning with June 5, 1998 and payable on the 5th day of each month thereafter until paid in full; and

WHEREAS, default was made in the payment of said note and deed of trust, the holder thereof having directed the First Party to sell said property as provided by said deed of trust, the First Party did cause foreclosure notices to be published once a week for three consecutive weeks beginning the week of September 20, 2001 in the Nashville Record in accordance with applicable Tennessee law and the aforementioned Deed of Trust and said publication did advertise said property to be sold on the 11th day of October, 2001 at 10:00 a.m., c.s.t. on said date and time, the First Party offered said property for sale at the front door of the Davidson County Courthouse in Nashville, Tennessee, and after receiving competitive bids sold said property to Mid-State Trust VII, for the sum of $ 92,501.97, this being the highest, last and best bid.

THEREFORE, in consideration of the owner and holder canceling and surrendering all of the notes secured by the aforesaid deed of trust, the same amounting to the sum of $92,501.97, plus interest and costs, the First Party has this day bargained and sold, and does hereby sell, transfer and convey unto the Second Party, its heirs and assigns, the following described real estate located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land lying and being in Davison County, described as follows:

Land in Davison County, TN, being Lot No. 23 on the map of Cobb's Subdivision of Lot 6 of the Harding Bosley property of record in book 161, page 155, Register's Office for said county. Lot No. 23 fronts 50 feet on the northerly side of Santi Avenue, formerly Rose Street, formerly Yarbrough Street and runs back 150 feet between parallel line to an alley in the rear.

Being the same property conveyed to the Metropolitan Development and Housing Agency by Warranty Deed from David Jones of record in book 10327, page 287, Register's Office Davidson County, TN.

Being the same property conveyed to the Nashville Homestead Corporation by deed from the Metropolitan Development and Housing Agency of record in book 10609, page 211, Register's Office Davidson County, TN. Being the same property conveyed to Carlton S. Steger and wife, Brenda Steger by deed from the Nashville Homestead Corporation of recorded in book 10609, page 212, Register's Office Davidson County, TN.

Property address: 2518 Santi Avenue
Nashville, TN

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon unto the Party of the Second Part, its heirs and assigns, in fee simple forever and in bar of all right or equity of redemption. The Party of the First Part, as Trustee, does hereby transfer, assign and set over unto the Party of the Second Part all of the covenants and warranties contained in the aforesaid deed of trust, but no further or otherwise.

WITNESS the signature of the Party of the First Part, on this, the date and day first written above.

CRAIG R. ALLEN, Trustee

STATE OF TENNESSEE:
COUNTY OF HAMILTON:

Personally appeared before me, Peggy S. Bates, a notary public in and for said county and state, the within named CRAIG R. ALLEN, 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 therein contained.

WITNESS MY HAND AND SEAL on this the 11 day of October, 2001.

NOTARY PUBLIC

My Commission Expires: 10/12/04

STATE OF TENNESSEE:
COUNTY OF HAMILTON:

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $92,501.92, which amount is equal to or great that the amount which the transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 11th day of October 2001.

Notary Public

My Commission Expires 10/12/04

FILED BY:
FOSTER FOSTER ALLEN & DURRENCE, PC
801 BROAD STREET, SUITE 515
CHATTANOOGA, TN 37402

THIS INSTRUMENT PREPARED BY
CRAIG R. ALLEN OF
FOSTER FOSTER ALLEN & DURRENCE, PC
801 BROAD STREET, SUITE 515
CHATTANOOGA, TN 37402