PICK-UP

This Instrument Prepared By:
James C. Cotey
MILLER & MARTIN LLP
1000 Volunteer Building
832 Georgia Avenue
Chattanooga, Tennessee 37402-2289

Davidson County DEEDTRS
Recvd: 12/04/01 11:36 3pgs
Fees:18.00 Taxes:76.87
20011204-0132844

Name and Address of New Owner:	**Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:**	**Tax Map & Parcel No.:**
Aubry Hiam 301 Fairbanks Road Goodlettsville, TN 37072	Same	081-06-0-0-360.00

TRUSTEE'S QUITCLAIM DEED

THIS DEED is executed to be effective as of the 30th day of November, 2001 from **James C. Cotey** as Grantor, in his capacity as Substitute Trustee, to Aubry Hiam as Grantee.

W I T N E S S E T H:

WHEREAS, on May 9, 1997, Mary E. Winfrey, a widow, executed a Deed of Trust (the "Deed of Trust") to the trustee named therein to secure the prompt payment of certain indebtedness held by and owing to AmSouth Bank, successor in interest to First American National Bank ("Bank"), said indebtedness being more particularly described in the Deed of Trust which is of record in the Register's Office of Davidson County, Tennessee in Book 10467, Page 383, to which reference is hereby made; and

WHEREAS, default was made in the payment of the aforesaid indebtedness and in the performance of the covenants described in the Deed of Trust, by reason of which the entire balance owing thereunder was declared to be due and payable; and

WHEREAS, pursuant to the terms of the Deed of Trust, James C. Cotey was appointed as Substitute Trustee as reflected in that certain Appointment of Substitute Trustee recorded in Instrument 20010927-0104477 in the Register's Office of Davidson County, Tennessee.

WHEREAS, by virtue of the power and authority vested in me as Substitute Trustee under the Deed of Trust, at the request of Bank, being the owner and holder of the indebtedness secured thereby, and for the purposes of effecting payment and satisfaction of the indebtedness, including principal, interest, late charges, attorney fees and costs of sale, I, James C. Cotey, as Substitute Trustee, by and through my agent, did on November 30, 2001 commencing at 10:30 A.M., pursuant to advertisement of sale published in the *Nashville Record* in its editions of November 8,

2001, November 15, 2001, and November 22, 2001, offer for sale and sold at public auction to the highest and best bidder for cash at the front door of the Davidson County Courthouse in the City of Nashville, Tennessee, in bar of the equities of redemption, statutory redemption, dower, homestead and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust, the hereinafter described real estate, at which sale the Grantee became the highest and best bidder at and for the sum of Twenty Thousand Seven Hundred Seventy-Five and 00/100 Dollars ($20,775.00).

NOW, THEREFORE, I, James C. Cotey, Substitute Trustee, exercising the power and authority vested in me, and in bar of the equities of redemption, statutory redemption, dower and homestead, do hereby quitclaim to the Grantee, its successors and assigns, all my interest in the following described real estate located in the City of Nashville, County of Davidson, State of Tennessee:

> Land in the 8th, formerly 13th Civil District of Davidson County, Tennessee, and being part of Lot No. 17 on the Plan of the Nichol Property, as of record in Book 31, page 603, Register's Office for said County.
>
> Beginning at a point in the westerly margin of 24th Avenue North, 15 feet northerly from the northeast corner of a lot owned by Southern Union Conference Association of the Seventh Day Adventists, said point being the northerly margin of a 15 foot alley; thence with the westwardly margin of 24th Avenue North, northerly 75 feet; thence westerly 150 feet; thence southerly 75 feet to the northerly margin of an alley; thence with the north margin of said alley, eastwardly 150 feet to the point of beginning.
>
> BEING the same property conveyed to John E. Winfrey and wife, Mary E. Winfrey, by deed from Cathryn McCool and Ruth S. Jones, as of record in Book 2811, page 267, Register's Office for Davidson County, Tennessee. The said John E. Winfrey having since died, the property is vested in Mary E. Winfrey as a matter of law.
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> The property address is believed to be:
> 2005 24th Avenue North, Nashville, TN 37208.

For source of Grantor's equitable interest in the property, reference is made to Book 10467 Page 383, Register's Office of Davidson County, Tennessee. The legal description is unchanged from prior deed of record.

The Substitute Trustee does hereby quitclaim unto Grantee all of his right, title and interest in the said property and not further or otherwise and subject to any governmental zoning or subdivision ordinances or regulations in effect thereon and further subject to any unpaid taxes or assessments owing on the property.

IN WITNESS WHEREOF, I, James C. Cotey, Substitute Trustee, have executed this instrument to be effective the date first above written.

James C. Cotey, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally appeared before me, Tanya D. English, Notary Public, James C. Cotey, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of December, 2001.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES MAY 7, 2003

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $20,775.00.

James C. Cotey

Sworn to and subscribed before me
this 3rd day of December, 2001.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES MAY 7, 2003

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