PICK-UP

This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215-2860

Davidson County DEEDTRS
Recvd: 12/12/01 10:23 2pgs
Fees:13.00 Taxes:221.53
20011212-0137034

TRUSTEE'S DEED

Michael J. Philbin,
Successor Trustee

to

NORTHFORK PROPERTIES, INC.
6311 East Valley Road
Nashville, TN 37205
SEND TAX BILLS HERE
NO MORTGAGEE

Map #163—11-A
Parcel #2000

WHEREAS, Beth M. Hensley, unmarried, executed a deed of trust on the 31st day of May, 1994, which was recorded in Book 9370, Page 218, Register's Office, Davidson County, Tennessee, conveying to Matt B. Murfree, III, Trustee, the property hereinafter described to secure the payment of a promissory note payable to Third National Bank in Nashville referred to in said deed of trust; and

WHEREAS, Third National Bank in Nashville was renamed to SunTrust Bank, Nashville, National Association, on 10/06/95, recorded in the Office of the Comptroller of the Currency of the United States; and

WHEREAS, SunTrust Bank, Nashville, National Association was merged into SunTrust Bank, Atlanta, Atlanta, GA, on 01/01/00, recorded in the Office of the Comptroller of the Currency of the United States; and

WHEREAS, SunTrust Bank, Atlanta was renamed to SunTrust Bank, on 01/01/00, recorded in the Office of the Comptroller of the Currency of the United States; and

WHEREAS, Michael J. Philbin, was appointed Successor-Trustee, said appointment having been recorded on December 10, 2001, Register's Office, Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, Grantor herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, the sale was held at the time and place advertised, to-wit: December 11, 2001 at 10:30 a.m. . at the front door of the Courthouse in Nashville, Davidson, County, Tennessee, at public outcry, **in bar of all right of homestead, equity of redemption, statutory right of redemption and together with all other rights and exemptions of every kind, including, but not limited to a statutory right to an elective share in the property,** all of said rights having been expressly waived in said Deed of Trust; and

WHEREAS, Grantee herein, Northfork Properties, Inc., a Tennessee corporation, being the highest and best bidder at said sale with a bid of Fifty-Nine Thousand, Eight Hundred Seventy-Four and No/100 Dollars ($59,874.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of Fifty-Nine Thousand, Eight Hundred Seventy-Four and No/100 Dollars ($59,874.00), paid by Northfork Properties, Inc., the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Northfork Properties, Inc., its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Bell Forge Village, Section 2, Third Revision, as of record in Book 6900, page 250, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Beth M. Hensley, unmarried, by deed of record in Book 9370, Page 215, Register's Office for Davidson County, Tennessee.

This is improved property also known as 219 Hickory Forge Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Northfork Properties, Inc., its successors and assigns forever as fully and completely as the Successor-Trustee can or ought to convey under the power vested in the Trustee in said Deed of Trust and his appointment as Successor-Trustee; and said Successor-Trustee, Grantor herein, does hereby transfer and assign to Northfork Properties, Inc., its successors and assigns all the warranties and covenants made in said Deed of Trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 11th day of December, 2001.

Michael J. Philbin Trustee

Michael J. Philbin, Successor-Trustee

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Philbin, Successor-Trustee, the bargainor, 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 official seal at Nashville, Tennessee, this 11th day of December, 2001.

DARLA HIXON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Darla Hixon
My Commission Expires
May 26, 2002

Darla Hixon

Notary Public

Commission Expiration Date

Printed Name of Notary

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration of value, whichever is greater for this transfer is $59,874.00.

AFFIANT Steve A. McClanahan

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of December, 2001.

DARLA HIXON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Darla Hixon
My Commission Expires
May 26, 2002

Darla Hixon

Notary Public

Commission Expiration Date

Printed Name of Notary