PICK-UP

Davidson County DEEDTRS
Recvd: 01/24/02 09:50 2pgs
Fees:13.00 Taxes:59.20
20020124-0009793

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debts and obligations secured to be paid by that certain Deed of Trust executed on May 14, 1997, by Sally Banks to Thomas E. Kingsmill, Trustee, as same appears of record on the Register's Office of Davidson County, Tennessee, under Book 10454, page 645, ("Deed of Trust"); and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Thomas E. Kingsmill; and

WHEREAS, Thomas E. Kingsmill, the current owner and holder of said Deed of Trust, (the "Owner and Holder"), appointed the undersigned, Monte D. Watkins, as Substitute Trustee by instrument number 20000614005951 2 filed of record in the Register's Office for Davidson County, Tennessee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on December 4, 2001, at the Main (South) Door of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time no one purchased said property.

NOW THEREFORE, in consideration of the premises hereby acknowledged, the undersigned, Monte D. Watkins, as substitute trustee, does hereby grant, bargain and convey to the said Thomas Kingsmill, his heirs and assigns, in fee simple forever, the property mentioned above and now the following described property situated in Davidson County, to wit:

LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of W.T. Fitzpatrick's Re-Subdivision of Lots Nos. 15 to 22 and ten feet of Lot. No. 14 inclusively of the Benedict Land Company's Subdivision as of record in Book 421, page 76, Register's Office for said County.

Said Lot No. 8 fronts 40 feet on the east side of North Second Street and runs back between parallel lines 81 feet to an alley.

This being the same property conveyed to Sally Banks by deed of conveyance from Thomas E. Kingsmill, dated May 14, 1997, recorded in the Register's Office for Davidson County, Tennessee in Deed Book 10454, page 641.

PROPERTY ADDRESS: 1009 North 2nd St., Nashville, TN 37207

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Thomas Kingsmil, his heirs and assigns in fee simple forever, to whom the said Monte D. Watkins, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Monte D. Watkins, Substitute Trustee, has on January 16, 2002, hereunto set his hand and seal.

Monte D. Watkins

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On January 16, 2002, before me, an Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Monte D. Watkins to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarized Seal at office this day and year above written.

Notary Public

My Commission Expires: 9/25/2004.

Property Owner for Payment of Taxes:
Thomas Kingsmill
122 McFerrin Ave.
Nashville, TN 37206

Instrument Prepared By:
Monte D. Watkins
Attorney at Law
195 Parkway Towers
Nashville, TN 37219
(615) 244-2432

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF January 2002.
Deputy Register