This Instrument Prepared By:
R. Grant Dobson
MILLER & MARTIN LLP
1000 Volunteer Building
832 Georgia Avenue
Chattanooga, Tennessee 37402-2289

Davidson County DEEDQC
Recvd: 01/24/02 16:02 4pgs
Fees:23.00 Taxes:466.20
20020124-0010209

Name and Address of New Owner:	**Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:**	**Tax Map & Parcel No.:**
AmSouth Bank P.O. Box 847 Birmingham, AL 35201	Same	137-00-0-060.00

TRUSTEE'S QUITCLAIM DEED

THIS DEED is executed to be effective as of the 18th day of January, 2002 from **R. Grant Dobson** as Grantor, in his capacity as Substitute Trustee, to AmSouth Bank as Grantee.

W I T N E S S E T H:

WHEREAS, on December 17, 1997, Guadencio G. Macalegal and Shirley Macalegal, Husband and Wife, 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 10741, Page 755, 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, R. Grant Dobson was appointed as Substitute Trustee as reflected in that certain Appointment of Substitute Trustee recorded in Instrument 20020118000 7624 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, R. Grant Dobson, as

Substitute Trustee, by and through my agent, did on January 18, 2002 commencing at 10:30 a.m., pursuant to advertisement of sale published in the *Nashville Record* in its editions of December 27, 2001, January 3, 2002, and January 10, 2002, 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 One Hundred Twenty Six Thousand and 00/100 Dollars ($126,000.00).

NOW, THEREFORE, I, R. Grant Dobson, 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 Hermitage, County of Davidson, State of Tennessee:

> Property lying in the formerly 4th Civil District of Nashville, Davidson County, Tennessee; bounded on the north by property belonging to the United States of America (J. Percy Priest Lake tract #917) of record in Book 3835, Page 284, and by U.S.A. Tract #918, on the east and south by property belonging to David Burroughs of record in Book 8717, Page 293, also on the south by property belonging to Donald McBroom of record in Book 9329, Page 866, and on the West by Hobson Pike (Tennessee Highway 171) and also known as relocated road #6 in the U.S. Army Corp of Engineers Project #67-R-4 and more specifically described as follows:
>
> Beginning on a U.S. Army Corp of Engineers concrete monument on the east margin of Hobson Pike and being 70.29 feet south of the intersection of Granny Wright Pike and Hobson Pike, being the northwest corner of the herein described tract, thence S 58 degrees 01 minutes 13 seconds E 577.53 feet to a concrete Corps of Engineers monument at the northeast corner of this tract and the northwest corner of Burroughs; thence with Burroughs lines S 9 degrees 54 minutes 44 seconds W 156.50 feet to a 3/4 inch pipe, 4 feet high in a fence line; thence S 65 degrees 01 minutes 53 seconds W 28.00 feet to an iron pin; thence S 3 degrees 18 minutes 57 seconds W 181.27 feet to an iron pin set by an old fence post hole, the southeast corner of this tract; thence N 88 degrees 25 minutes 42 seconds W 157.92 feet to an iron pin in a fenceline by an 8 inch hackberry, McBroom's northeast corner; thence with McBroom N 85 degrees 45 minutes 49 seconds W 300.94 feet to an iron pin on the east margin of Hobson Pike, the northwest corner of McBroom and the southwest corner of this tract; thence with the east margin of Hobson Pike the following: Around a curve to the left with a radius of 1,442.39 feet for a distance of 40.00 feet to an iron pin; thence N 77 degrees 36 minutes 24 seconds W 10.00 feet to an iron pin; thence around a curve to the left with a radius of 1,432.39 feet a distance of 240.20 feet to an iron pin;

thence N 6 degrees 54 minutes to the point of beginning, according to a survey by Gaylon W. Northcutt, TN RLS No. 1529.

INCLUDED BY SPECIFICALLY EXCLUDED FROM THE ABOVE PARCEL OF LAND is the property described as follows:

Being Lot No. 1 on the Plan of the Boner Heirs Subdivision of record in Plat Book 8250, Page 824, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

The property address is believed to be:
3176 Hobson Pike
Hermitage, Tennessee 37076

For source of Grantor's equitable interest in the property, reference is made to Book 10741 Page 755, 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, R. Grant Dobson, Substitute Trustee, have executed this instrument to be effective the date first above written.

R. Grant Dobson, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally appeared before me, Tanya D. English, Notary Public, R. Grant Dobson, 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 22nd day of January, 2002.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES MAY 7, 2003

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 $126,000.00.

R. Grant Dobson

Sworn to and subscribed before me
this 22nd day of January, 2002.

Notary Public

My Commission Expires: EXPIRES MAY 7, 2003