PICK-UP

Davidson County DEEDTRS
Recvd: 01/28/02 11:04 2pgs
Fees:13.00 Taxes:215.04
20020128-0011460

TRUSTEE'S DEED

DEEDED TO:
AMC Mortgage Company, Inc.,
A Florida Corporation
P.O. Box 148148
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY:
American Escrow Service Inc.
P.O. Box 148148
Nashville, Tennessee 37214-8148
(615)391-0655
FAX (615)872-9982

SEND TAX BILLS TO:
AMC Mortgage Company Inc.
P.O. Box 148148
Nashville, TN 37214

Map-Parcel Numbers
Map 162-06-0
Parcel 112.00
Being 161 Tusculum Road
Antioch, TN 37013

WHEREAS, on the 22nd day of July, 1998 and the 24th day of May, 2000, Donald R. O'Guin, Sr., was named Trustee by Deeds of Trust of these dates executed by Juanita S. Spears, conveying to him as Trustee the real estate hereinafter described, said Deeds of Trust were executed to secure the payment of Twenty-seven thousand three hundred dollars ($27,300.00) and Twenty-one thousand nine hundred ninety and 36/100 dollars ($21,990.36) principal and all future principal advances under the covenants of the Deeds of Trust and interest at Ten percent (10.00%) per annum on the unpaid balance, said Deeds of Trust are recorded in Book 11037, Page 759 and Instrument 200005310053869, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Donald R. O'Guin, Sr., was appointed Trustee under said Deeds of Trust in Book 11037, Page 759 and Instrument 200005310053869, recorded in the Register's Office for Davidson County, Tennessee, I, Donald R. O'Guin, Sr., Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Trustee in said Deeds of Trust, advertised the said real estate as required by law and by the terms of said Deeds of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely January 4th, January 10th and January 17th, 2002 in The City Paper, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deeds of Trust.

Pursuant to said advertisement, on January 25, 2002 at 12:30 o'clock p.m. at the front door of the Davidson County Courthouse, Nashville, Tennessee, I, as said Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities, as provided in said Deeds of Trust, and subject to the mortgage liens expressly stated in the Deeds of Trust, at which time AMC Mortgage Company, Inc., a Florida Corporation, P.O. Box 148148, Nashville, Tennessee 37214, submitted the highest bid in the amount of Fifty-eight thousand one hundred eighteen and 91/100 dollars ($58,118.91), and,

NOW THEREFORE, in consideration of the premises, I, Donald R. O'Guin, Sr., Trustee, do hereby sell, transfer and convey to AMC Mortgage Company, Inc., a Florida Corporation, P.O. Box 148148, Nashville, Tennessee 37214, its successors in fee simple, and in bar of all equities above mentioned, the following described real estate, towit:

> A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 16 on the Plan of Old Tusculum and Heights, of Record in Book 4300, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Juanita S. Spears, by Warranty Deed from O.W. Cooper and wife, Helen B. Cooper, of record in Book 4463, page 620, Register's office for Davidson County, Tennessee.

I, Donald R. O'Guin, Sr., Trustee, convey to AMC Mortgage Company, Inc. a Florida Corporation, P.O. Box 148148, Nashville, Tennessee 37214, all the rights conveyed to me as said Trustee in said Deeds of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises being solely as Trustee and not otherwise, under the power vested in me under said Deeds of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee this 28th Day of January, 2002.

Donald R. O'Guin, Sr., 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 Donald R. O'Guin, Sr., the Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of January 2002.

Notary Public

My Commission Expires: May 30, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Fifty-eight Thousand one hundred eighteen and 91/100 Dollars ($58,118.91).

Affiant, Donald R. O'Guin, Sr., Trustee

Subscribed and sworn to before me, this the 28th day of January 2002.

Notary Public

My Commission Expires: May 30, 2004

Maximum Principal Indebtedness for Tennessee Recording Tax Purpose is Fifty-eight Thousand one hundred eighteen and 91/100 Dollars ($58,118.91).