This Instrument Prepared By:
MILLER & MARTIN LLP (RGD)
1000 Volunteer Building
832 Georgia Avenue
Chattanooga, Tennessee 37402-2289

Davidson County DEEDTRS
Recvd: 03/13/02 14:35 3pgs
Fees:18.00 Taxes:241.43
20020313-0031871

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	108-07-0-B-015.00 CO

TRUSTEE'S QUITCLAIM DEED

THIS DEED is executed to be effective as of the 4th day of March, 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 18, 1997, Jacqueline G. Pinkerton, unmarried, 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 10730, Page 282, 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 20020124-0010208 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 March 4, 2002 commencing at 10:30 a.m., pursuant to advertisement of sale published in the *Nashville Record* in its editions of February 7,

2002, February 14, 2002, and February 21, 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 Sixty Five Thousand Two Hundred Fifty and 00/100 Dollars ($65,250.00).

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 Nashville, County of Davidson, State of Tennessee:

> A certain condominium apartment in Davidson County, TN, described as Unit 15, Timber Lake, Sec. One, a Condominium, a Horizontal Property Regime, located on Timber Valley Drive Davidson County, TN, as shown on the plat of Timber Lake, Section One, Condominium apartments, recorded in Plat Book 6250, page 219, said Register's Office, and described in a Master Deed recorded in Book 6549, page 475, as clarified in Book 6561, page 141, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Timber Lake, Section One, Condominium Apartments contained in the Master Deed and By-Laws Appended thereto, recorded in Book 6549, page 520, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.
>
> Being the same property conveyed to Jacqueline G. Pinkerton, unmarried by deed from Scot A. Holloway.

The property address is believed to be:
118 North Timber Drive
Nashville, Tennessee 37214

For source of Grantor's equitable interest in the property, reference is made to Book 10730, Page 282, 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 6th day of March, 2002.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE HAMILTON CO., TN ENGLISH

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 $65,250.00.

R. Grant Dobson

Sworn to and subscribed before me
this 6th day of March, 2002.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE HAMILTON CO., TN ENGLISH

MY COMMISSION EXPIRES MAY 7, 2003