This Instrument Prepared By:
James C. Cotey
MILLER & MARTIN LLP
1000 Volunteer Building
832 Georgia Avenue
Chattanooga, Tennessee 37402-2289

Davidson County DEEDQC
Recvd: 03/19/02 09:46 3pgs
Fees:18.00 Taxes:557.42
20020319-0034226

Name and Address of New Owner:	**Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:**	**Tax Map & Parcel No.:**
James L. Jackson 3800 Belmont Boulevard Nashville, TN 37215	Same	132-05-0-099.00

TRUSTEE'S QUITCLAIM DEED

THIS DEED is executed to be effective as of the 14th day of December, 2001 from **James C. Cotey** as Grantor, in his capacity as Substitute Trustee, to James L. Jackson, as Grantee.

W I T N E S S E T H:

WHEREAS, on August 4, 1999, Charles G. Adair, Sr. and Mildred W. Adair 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 11612, Page 575, 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, James C. Cotey was appointed as Substitute Trustee as reflected in that certain Appointment of Substitute Trustee recorded in Instrument #20011120-0127020 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, James C. Cotey, as

Substitute Trustee, by and through my agent, did on December 14, 2001 commencing at 10:30 a.m., pursuant to advertisement of sale published in the *Nashville Record* in its editions of November 22, 2001, November 29, 2001, and December 6, 2001, 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 Fifty Thousand Six Hundred Fifty-five and 33/100 Dollars ($150,655.33).

NOW, THEREFORE, I, James C. Cotey, 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:

> Land in Davidson County, Tennessee, being Lot No. 34 on the Map of Glendale Park, Section 2, as of record in Book 1130, page 61, Register's Office for said County.
>
> Said Lot No. 34 fronts 95.6 feet on the northerly side of Audubon Road and extends back 205.4 feet on the westerly line and 213.4 feet on the easterly line to a dead line, measuring 95.9 feet thereon.
>
> BEING the same property conveyed to Charles G. Adair, Sr., and wife, Mildred W. Adair, by deed from Jo Anne H. Sinclair, as of record in Book 5084, page 966, Register's Office for Davidson County, Tennessee.
>
> The property address is believed to be:
>
> 904 Audubon Road
> Nashville, Tennessee 37204

For source of Grantor's equitable interest in the property, reference is made to Book 11612 Page 575, 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, James C. Cotey, Substitute Trustee, have executed this instrument to be effective the date first above written.

James C. Cotey, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally appeared before me, Tanya D. English, Notary Public, James C. Cotey, 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 17th day of December, 2001.

Notary Public

My Commission Expires: MY COMMISS... EXPIRES MAY ...

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 $150,655.33.

James C. Cotey

Sworn to and subscribed before me
this 17th day of December, 2001.

Notary Public

My Commission Expires: MY COMMISS... EXPIRES MAY ...

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