Davidson County DEEDTRS
Recvd: 04/03/02 09:13 2pgs
Fees:13.00 Taxes:240.54
20020403-0040206

PICK-UP

MARZELL BROWN
SFI Account No. 63247538

Name and address of new owner:

Herman Loewenstein
227 Cherokee Road
Nashville, Tennessee 37205

Send tax bills:

Same

Prepared by:

David W. McMackin
Castleman & McMackin, PLLC
213-A Ward Circle, Suite 104
Brentwood, Tennessee 37207

Map and Parcel No. 70-1-46

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated November 19, 1998, recorded in Book 11224, page 705, Register's Office, Davidson County, Tennessee, Marzell Brown and Thalia Brown, both unmarried, conveyed to D. W. McMackin, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, I, D. W. McMackin, Trustee, did give twenty-one (21) days notice of the time, place and terms of the sale by an advertisement in three (3) weekly publications in *The Nashville Record*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of March 7, 14 and 21, 2002, stating that on March 29, 2002, at 10:10 a.m., at the south door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D. W. McMackin, Trustee, offered said property for sale at public outcry and sold said property to Herman Loewenstein for Sixty-Five Thousand Ten Dollars and No Cents ($65,010.00), which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D. W. McMackin, Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Herman Loewenstein (hereinafter referred to as Grantee), his successors and assigns, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 295 on the Plan of Treppard Heights, Section 5, as of record in Book 2663, Page 100, Register's Office for said County.
>
> Said Lot No. 295 fronts 90 feet on the south side of West Hamilton Avenue and extends 634.2 feet, more or less, on the West line and 622 feet, more or less, on the east line to the center of Whites Creek and measures 52 feet, more or less, on the rear line.

Being the same property conveyed to Precious Paul Brown and wife, Thatia Brown, of record in Book 4681, Page 992, said Register's Office. The said Precious Paul Brown having died on 10/12/90.

Thalia Brown and Thatia Brown are one and the same person.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 3303 West Hamilton, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, his successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 29th day of March, 2002.

D. W. McMackin, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D. W. McMackin, Trustee, the bargainor, 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, on this the 29th day of March, 2002.

Notary Public

My Commission Expires: 11/29/03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Sixty-Five Thousand Ten Dollars and No Cents ($65,010.00).

Affiant

Subscribed and sworn before me, this 29th day of March, 2002.

Notary Public

My Commission Expires: 11/29/03