PICK-UP

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Peter J. Richards

GRANTEE(s)
Anthony Cherry

Davidson County DEEDTRS
Recvd: 04/23/02 12:14 3pgs
Fees:18.00 Taxes:464.96
20020423-0049958

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 28, 1998 and recorded on July 30, 1998 at Book 11041, Page 617 in the Register's Office of Davidson County, Tennessee, Peter J. Richards conveyed to FMLS, Inc., Hamilton County, Tennessee, as Trustee for AmSouth Bank, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed the undersigned **ROBERT M. WILSON, JR.** as Successor-Trustee by instrument of record recorded on October 16, 2001 as Instrument No. 20011016-0112376 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement notice was given that the sale was to be held on December 26, 2001 at the Davidson County Courthouse in Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Anthony Cherry, at and for the sum of $125,666.06, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor-Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Anthony Cherry of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Robert M. Wilson, Jr., as Successor-Trustee, does hereby grant, bargain, sell, and convey to the said Anthony Cherry, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot Number 32 of Block "B" on the Plan of F.O. Beazley's Addition to East Nashville, of record in Book 57, Page 85, Register's Office for said County. Said Lot Number 32 fronts 50 feet on the Southerly side of Stratton Avenue, and runs back between parallel lines with the Easterly margin of North 12th Street, formerly Allison Avenue, 160 feet to an alley. Being the same

property conveyed to the Grantor(s) by deed of even date being recorded simultaneously herewith.

Commonly known as: 1200 Stratton Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Anthony Cherry, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Successor-Trustee, has hereunto set his hand and seal this 26 day of Dec, 2001.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 26 day of Dec, 2001, before me, a notary public within and for the county and state aforesaid, personally appeared Robert M. Wilson, Jr., known to me to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the same as Successor-Trustee for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Lena M. Nagle
NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Exp. 8-10-2011

Lena M. Nagle
Notary Public

My Commission Expires: _____

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,666.06, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Anthony Cherry

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,666.06

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF Apr. 1 2002.

Deputy Register

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this _____ day of _____, _____, before me, a notary public within and for the county and state aforesaid, personally appeared Anthony Cherry, known to me to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the same as Successor-Trustee for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My Commission Expires: _____

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Anthony Cherry
1224 5th Ave. North
Nashville, Tennessee 37208

Parcel No. 83-05-293.00

Loan No. 0080127251

DSTDeedforPMI_spryor_020122_ 735

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388