Davidson County DEEDQC
Recvd: 05/02/02 11:06 3pgs
Fees:18.00 Taxes:116.55
20020502-0054022

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

Name and Address of New Owner:

AmSouth Bank
P.O. Box 847
Birmingham, AL 35201

Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:

Same

Tax Map & Parcel No.:

147-02-0-B-003.00C0

TRUSTEE'S QUITCLAIM DEED

THIS DEED is executed to be effective as of the 5th day of April, 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 April 4, 2000, Judith A. Cron 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 Equity National Mortgage, Inc. ("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 Instrument 200004140037626, 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 200202150020098 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 April 5, 2002 commencing at 10:30 a.m., pursuant to advertisement of sale published in the *Nashville Record* in its editions of March 14,

2002, March 21, 2002, and March 28, 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 Thirty One Thousand Five Hundred and 00/100 Dollars ($31,500.00).

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 TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING UNIT NO. A-103, OF CALDWELL COURT CONDOMINIUMS CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 6188, PAGE 744, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED, REFERENCE IS HEREBY MADE TO THE PLAT OF CALDWELL COURT CONDOMINIUMS SET FORTH IN EXHIBIT A-2 OF SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO JUDITH A. CRON, UNMARRIED BY DEED FROM JEANNETTE MARIE KELLY, UNMARRIED AND SHARON J. TREVATHAN, MARRIED, DATED AUGUST 13, 1999, AND OF RECORD IN BOOK 11620, PAGE 483, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The property address is believed to be:
550 Harding Place A-103, Nashville, TN 37211.

For source of Grantor's equitable interest in the property, reference is made to Instrument 200004140037626, 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 for the State and County aforesaid, R. Grant Dobson, with whom I am personally acquainted, and who upon oath, acknowledged that he executed the within instrument for the purposes therein contained in his capacity as Substitute Trustee and with authority to do so..

WITNESS my hand, at office, this 8th day of April, 2002.

Notary Public
My Commission Expires: 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 $31,500.00.

R. Grant Dobson, Substitute Trustee

Sworn to and subscribed before me
this 8th day of April, 2002.

Notary Public
My Commission Expires: MY COMMISSION EXPIRES MAY 7, 2003