PICK-UP

SUIBSTITUTE TRUSTEE'S DEED

State of Tennessee }
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is $50,000.00

Affiant

Sworn to and subscribed before me this 14th day of May, 2002.

NOTARY PUBLIC

My Commission expires 9/28/02.

This instrument prepared by:

Robert F. Spann, Attorney
Suite 400, 214 Second Avenue, North
Nashville, TN 37201

Davidson County DEEDTRS
Recvd: 05/15/02 14:09 2pgs
Fees:13.00 Taxes:185.00

20020515-0059762

ADDRESS-NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Yon H. Burton	Same	Map 150-6
5109 North Lagoon Drive		Parcel 217
Panama City, FL 32408		

WHEREAS, on the 16 day of October, 1997, **Ann Wright and husband, C. H. Wright,** executed an Deed of Trust to **Richard A. Northcutt, Trustee**, to secure a promissory note of even date to **Yon Hee Burton**, in the amount of $75,316.20, as fully set out in said Deed of Trust of record in Book 10670, page 931, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Richard A. Northcutt is unable to act as Trustee under said Deed of Trust , and I have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record in Instrument No. 20020104-0001390, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Yon Hee Burton, the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property; and

WHEREAS, I. Robert F. Spann, Substitute Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on February 7, 14, and 21, 2002, respectively; and

WHEREAS, said advertisement provided that right was reserved to adjourn said sale to another day and time certain, without further publication, upon announcement of said adjournment on the day and time and place set forth in said advertisement: and

WHEREAS, pursuant to said notice, I, the undersigned, Robert F. Spann, Substitute Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on May 13, 2002, at 10:30 AM at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; said sale having been postponed from March 1, 2002, March 29, 2002, April 26, 2002 and May 10, 2002, and

WHEREAS, at the sale, Yon H. Burton was the highest and best bidder, the amount of his bid being in the sum of fifty thousand and no/100 dollars ($50,000.00); and

NOW THEREFORE, I Robert F. Spann, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of fifty thousand and no/100 dollars ($50,000.00), credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto Yon H. Burton, hereinafter known as the Grantee, his successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10-B, on the Plan of Woodymore Heights, Section 2, as of record in Plat Book 5200, page 645, as amended in Book 6900, page 131, Register's Office for Davidson County, Tennessee, to which Plat reference is here made for a more complete and accurate description .

Being the same property conveyed to Ann Wright, a married woman, by deed from Robert S. Rini and wife, Elizabeth K. Rini, of record in Book 10670, page 928, Register's Office for Davidson County, Tennessee.

The street address of the property is believed to be 3108 Woodymore Drive, Antioch, TN 37013,.

This is improved property known as 3108 Woodymore Drive, Antioch, TN 37013

This conveyance is made subject any restrictions, easements, setback lines, and any other prior mortgages, unpaid taxes and valid liens and all matters of record in Plat Book 5200, page 645, as amended in Plat Book 6900, page 131, said Register's Office

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate title, and interest thereto belonging to the said Grantee, his successors and assigns, forever.

I, Robert F. Spann, Substitute Trustee, under the Deed of Trust of record in Book 10670, page 931, Register's Office for Davidson County, Tennessee, do hereby transfer unto the said Grantee, her successors and assigns, all the rights, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I, as Substitute Trustee, under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert F. Spann, Substitute Trustee, has hereunto set his hand, this the 14 day of May, 2002.

ROBERT F. SPANN, SUBSTITUTE TRUSTEE,
WITH OFFICE IN
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State Robert F. Spann, Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as Trustee, for the purposes therein contained.

WITNESS my hand, at office, this 14th day of May, 2002.

NOTARY PUBLIC

My Commission Expires: 9/28/02.