This Instrument Prepared By:
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315 Deaderick Street, Suite 1800
Nashville, Tennessee 37238-1800

Davidson County DEEDTRS
Recvd: 10/15/02 12:45 3pgs
Fees:18.00 Taxes:965.70
20021015-0126619

PICK-UP

Addresses New Owners:	Send Tax Bills To:	Map-Parcel Numbers
James M. Halloran Michael J. Dioguardi 104 Gilman Avenue Nashville, TN 37205	Same	Map 130-03, Parcel 66

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 29, 2001, of record in Instrument No. 20011031-0118978, Register's Office for Davidson County, Tennessee, **Denise Almond-Morrow, Trustee of the Anne Almond Morrow Trust**, conveyed the property hereinafter described to **Glenn B. Rose, Trustee**, to secure the payment of the indebtedness therein mentioned and described;

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 Marion P. Couch, the lawful owner and holder of said indebtedness, having declared all of the unpaid balance due and payable called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, Glenn B. Rose, 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 consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on September 19th, 26th, and October 3rd, 2002, respectively;

WHEREAS, pursuant to the terms of said notice and deed of trust, the undersigned, Glenn B. Rose, Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the equitable and statutory rights of redemption and homestead, on October 11, 2002, at 12:00 noon at the front door of the courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, James M. Halloran and Michael J. Dioguardi were the highest and best bidder, the amount of their bid being in the sum of Two Hundred and Sixty-one Thousand Dollars and 00/100 Dollars ($261,000.00).

NOW, THEREFORE, in consideration of the premises:

I, Glenn B. Rose, Trustee, have bargained and sold, and by these presents do transfer and convey unto James M. Halloran and Michael J. Dioguardi, their successors and assigns, the property in Davidson County, Tennessee, to-wit:

Being Lot No. 8 on the plan of the re-subdivision of Royal Oaks, Section "A", as of record in Book 1424, page 55, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 100 feet on the easterly side of Royal Oaks Place and runs back 225.3 feet on the northerly line and 225.8 feet on the southerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Denise Almond-Morrow, Trustee of the Anne Almond Morrow Trust, of record in Instrument Number 20011031-0118977, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to unpaid taxes, deeds of trust having priority over the Deed of Trust on which the Trustee foreclosed, restrictions, easements, and set back lines and all other matters of public record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to James M. Halloran and Michael J. Dioguardi, their successors and assigns, forever.

I, Glenn B. Rose, Trustee, under the said Deed of Trust of record in Instrument No. 20011031-0118978, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto James M. Halloran and Michael J. Dioguardi, their successors and assigns, all of the right, title and interest in and to said property vested in me, and which I have right to transfer, in as full and ample a manner as I as Trustee under said Deed of Trust, can or should do, but no further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand as Trustee this 15th day of October, 2002.

G B Rose, Trustee

Glenn B. Rose, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ammie Hodgson Wells, a Notary Public of said county, Glenn B. Rose, Trustee, the within named bargainor, 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 for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2002.

Ammie Hodgson Wells
NOTARY PUBLIC

My Commission Expires:

1/25/2003

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer, is Two Hundred Sixty-one Thousand Dollars and 00/100 Dollars ($261,000.00) but this Deed contains no warranties.

R L Rose
AFFIANT

Sworn and subscribed to before me
this 15th day of October, 2002.

Ammie Hodgson Wells
NOTARY PUBLIC

My Commission Expires: 1/25/2003