PICK-UP

THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

Davidson County DEEDTRS
Recvd: 12/19/02 11:08 3pgs
Fees:18.00 Taxes:3.70
20021219-0156787

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Aubrey Hiam 305 Fairbanks Road Goodlettsville, TN 37072	New Owner	05202012800

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Jeff Brown, a single person, by Deed of Trust (the "Deed of Trust") dated June 11, 1999, of record in Book 11534, page 887, Register's Office for Davidson County, Tennessee, conveyed to Mary L. Aronov, Trustee, the hereinafter described real property to secure the payment of a certain indebtedness described in said Deed of Trust, which indebtedness is evidenced by an Promissory Note (the "Note"); and

WHEREAS, F. B. Murphy, Jr. Was appointed Substitute Trustee by Instrument No. 20021120-0143873, Register's Office for Davidson County, Tennessee, to serve in the place and stead of Mary L. Aronov, Trustee; and

WHEREAS, demand was made for the payment of the aforesaid indebtedness secured by the Deed of Trust, which indebtedness remains in default; and

WHEREAS, pursuant to the instructions of the owner and holder of said Note, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record on November 28, December 5 and December 12, 2002; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the Davidson County Courthouse in Nashville, Tennessee, at 11:00 o'clock a.m., on Thursday, December 19, 2002, and Aubrey Hiam, (hereinafter called "Grantee") being the highest and best bidder therefor, became the purchaser of the property for the sum of One Thousand Dollars ($1,000.00).

NOW, THEREFORE, F. B. Murphy, Jr., in his capacity as Substitute Trustee, and not otherwise, for and in the consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his heirs and assigns, certain real property located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 43 on Block B on the Revised Plan of Rainbow Terrace, of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 50 feet on the southerly side of Cheryl Avenue and

runs back 148.6 feet on the westerly line and 147.8 feet on the easterly line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Jeff Brown by deed from Jerre E. Patterson, of record in Book 11239, page 920, said Register's Office.

This is improved property known as 550 Cheryl Avenue, Madison, Tennessee 37115.

This conveyance is subject to all unpaid ad valorem taxes (plus penalties and interest, if any) that may be a lien against the property, and subject to any and all liens, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had, including, but not limited to, prior deeds of trust, fixture filings, easements, restrictions, building lines and recorded plans, and subject to any statutory rights of redemption not otherwise waived in the Deed of Trust, and rights of redemption of any agency, state or federal, which have not been waived by such governmental agency. This conveyance is also subject to any and all matters which an accurate survey of the property might disclose.

The property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied; without limiting the foregoing, the property is conveyed without any implied warranties of merchantability or fitness for a particular use or purpose.

TO HAVE AND TO HOLD the aforesaid property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same, F. B. Murphy, Jr., as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this Substitute Trustee's Deed on this 19th day of December, 2002.

F. B. MURPHY, JR., Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, F. B. Murphy, Jr., the within named bargainer, 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, this 19th day of December, 2002.

NOTARY PUBLIC

My Commission Expires: 5/8/2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Thousand Dollars ($1,000.00).

F. B. Murphy, Jr.
AFFIANT

Sworn to and subscribed before me this 19th day of December, 2002.

NOTARY PUBLIC

My Commission Expires: 5/8/2006