PICK-UP

THIS INSTRUMENT PREPARED BY
LAW OFFICES OF SHAPIRO & KIRSCH
6750 LENOX CENTER COURT, SUITE 202
MEMPHIS, TN 38115

NAME: Ollie Joseph Petre III

S&K#: 02-1268
LOAN#: 8044040031

Davidson County DEEDTRS
Recvd: 03/24/03 10:18 2pgs
Fees:13.00 Taxes:243.18
20030324-0038283

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 21, 1999, recorded in Book 11508, Page 11, Register's Office of DAVIDSON County, Tennessee, Ollie Joseph Petre, III, conveyed to John Lowe, Trustee, 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 appointed the undersigned as Substitute Trustee by Instrument of record in Instrument No. 200001140004925, in the Register's Office of DAVIDSON County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary 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 sale Deed of Trust by which advertisement the sale was appointed to be held on March 12, 2003, at the DAVIDSON County Courthouse in Nashville, Tennessee, at 10:00 a.m.; 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 Aubrey Hiam, Married, whose address is 301 Fairbanks Road, Goodlettsville, TN 37072, at and for the sum of $65,725.10 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 Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Aubrey Hiam, Married, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Aubrey Hiam, Married, his heirs, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of DAVIDSON, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 4, on the Plan of Petre Place, of record in Book 2083, Page 104, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This legal description is identical with that in Trust Deed recorded in Book 11508, Page 11, Register's Office of DAVIDSON County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 11508, Page 11, Register's Office of DAVIDSON County, Tennessee.

Being the same property conveyed to Ollie Joseph Petre, III, by deed of record in Book 11478, Page 385 and re-recorded in Instrument No. 200004250040733, Register's Office for DAVIDSON County, Tennessee. And being further vested in Jim A. Attar by Final Decree Confirming Sale of record at Instrument No. 20011105-0120902, Register's Office for Davidson County, Tennessee. For further referenced see Decree for Redemption filed at Instrument No. 20020812-0097448, Register's Office for said County.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens.

Subject to Lien of record in Instrument No. 20021016-0127382 of record in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Aubrey Hiam, Married, his heirs, successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on March 12, 2003.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On March 12, 2003, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office the day above written.

JEAN R. SINCLAIR NOTARY PUBLIC AT LARGE SHELBY CO. TN My Comm. Exp. 12-20-05

12/20/05
My commission expires

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $65,725.10, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Af

Subscribed and sworn to before m
_____, 2003.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,725.10
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March 2003.
Deputy Register

PROPERTY ADDRESS: 2000 SAINT JOSEPH DRIVE, NASHVILLE, TN 37218

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Aubrey Hiam, Married
301 Fairbanks Road
Goodlettsville, TN 37072

S & K #:02-1268
Map & Parcel - 70-2/17

PREPARER'S NOTE: **IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.**