PICK-UP

Davidson County DEEDTRS
Recvd: 04/04/03 12:56 3pgs
Fees:18.00 Taxes:118.40
20030404-0044829

ADDRESS OF NEW OWNER
Brandon & Mary McGowan
6628 Nolensville Rd.
Brentwood, TN 37027

SEND TAX BILLS TO
Same

PREPARED BY:
John H. Lowe & Assoc.
405 A Two Mile Pike
Goodlettsville, TN

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 8, 1999, of record in Book 11656, Page 886, Register's Office for Davidson County, Tennessee, R and P Enterprises, L.L.C. a Tennessee limited liability company, conveyed certain real property therein described to Daniel R. Hawkins, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated August 27, 2002, Lowe & Baron Attorneys, P.C was appointed Substitute Trustee to serve in the place and stead of Daniel R. Hawkins, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Instrument Number 20020827-0103651, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness described in said Deed of Trust was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS the terms of the deed of trust provides that the Trustee is authorized to divide, parcel and sell all or any portion of the premises in such parcels, manner or order as beneficiary may deem advisable, and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Substitute Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for Three consecutive weeks in the Nashville Record a newspaper published in Davidson, Tennessee, said notice being first published on March 6, 2003, and thereafter on March 13, 2003, and March 20, 2003 which notice of sale advertised the sale of the property hereinafter described for March 28, 2003 at 11:00 A.M.; and

WHEREAS, on March 28, 2003 at 11:00 A.M., at the premises 441 Harding Place, Nashville, Tennessee 37221, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of all equities of redemption and all other rights and exemptions of every kind of the Grantors of said Deed of Trust, as provided therein, subject only to liens, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Substitute Trustee having received a bid of Thirty Two Thousand and 00/100 Dollars ($32,000.00), from Brandon Seth McGowan and Mary F. McGowan, said amount having been paid, the receipt of all of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and the sum bid and paid as herein provided, Lowe & Baron Attorneys, P.C., Substitute Trustee, does hereby bargain, sell, transfer and convey unto Brandon Seth McGowan and Mary F. McGowan, whose address is 6628 Nolensville Road, Brentwood, Tennessee 37027, their successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

A certain parcel of land located in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Units D-7 and D-12 of Harding Place Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and

as established by a Master Deed, of Record in Book 6104, Page 725, 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 said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, Page 571, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being a part of the same property conveyed to R AND P ENTERPRISES, L.L.C, by deed from Ursula M. Mitchell, Trustee of the Ursula M. Mitchell Revocable Trust dated August 21, 1989 of record in Book 11656, Page 882, Register's Office for Davidson County, Tennessee.

This legal description is identical with that in Deed of Trust recorded in Book 11656, Page 886, Register's Office Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

Lowe & Baron Attorneys, P.C., as Trustee, does hereby transfer, assign and set over unto said Brandon Seth McGowan and Mary F. McGowan, their successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this 31 day of March, 2003.

LOWE & BARON ATTORNEYS, P.C.
Substitute Trustee

John H. Lowe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31 day of March, 2003, before me personally appeared John. H. Lowe, to me known, who, being by my duly sworn did say that he is a licensed shareholder of Lowe & Baron Attorneys, P.C. and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and said John H. Lowe acknowledged said instrument to be the free act and of said corporation.

Notary Public

My Commission Expires: 1-28-06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer of value of the property (whichever is greater) is $32,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn and subscribed before me this 31 day of March, 2003.

Notary Public

My Commission Expires: 1-28-06