PICK-UP

This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
1620 AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238-1620

Davidson County DEEDTRS
Recvd: 04/17/03 15:02 3pgs
Fees:18.00 Taxes:194.25
20030417-0051554

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
Steve Michaels 4073 LaVergne-Couchville Pike Antioch, Tennessee 37013	SAME	165-00-0 064.00 02D27970

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated June 13, 1992, executed by Thomas Bradley Welch and wife, Patricia Linn Welch, to Glen W. Patterson, Trustee, of record in Book 8651, page 896, Register's Office for Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, the Administrator of the Estate of Glen W. Patterson, the owner and holder of the indebtedness secured by the Deed of Trust, replaced Glen W. Patterson as Trustee, and appointed Marshall L. Hix and H. Anthony Duncan, Successor Trustees, under the Deed of Trust by Appointment of Successor Trustees of record as Instrument No. 20030312-0033682, Register's Office for Davidson County, Tennessee, with authority for either of them to act alone with the powers given the Trustee in the Deed of Trust; and

WHEREAS, Marshall L. Hix, Successor Trustee, caused certain real property described in the Deed of Trust (the "Property") to be advertised in accordance with the provisions of the Deed of Trust, advertising that the Property would be sold at 11:00 a.m., prevailing time on Thursday, April 17, 2003, at the south front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in the Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a prior lien against said property; and

WHEREAS, Marshall L. Hix, Successor Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Fifteen Thousand Nine Hundred and 00/100 Dollars ($15,900.00) by Steve

Michaels (hereinafter referred to as the "Grantee"), and the Property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Fifteen Thousand Nine Hundred and 00/100 Dollars ($15,900.00) cash in hand paid by the Grantee, Marshall L. Hix, Successor Trustee, has this day bargained and sold and, by the premises, does transfer and convey to the Grantee, his heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> LAND in the 4th Civil District, Davidson County, Tennessee, described as follows:
>
> BEGINNING at a point in the southeasterly margin of LaVergne-Couchville Road, formerly LaVergne-Couchville Pike, at a southerly corner of the property conveyed to John H. Milton, of record in Book 4481, page 554, Register's Office for Davidson county; thence, leaving said road with Milton's southerly line, S. 39 degrees E. 128 feet to a corner of the Milton property; thence, S. 1 degree W. 113.03 feet to a point in the northerly line of the property conveyed to George C. Cone, of record in Book 4598, page 565, said Register's Office; thence with Cone's northerly line, northwestwardly 280 feet, more or less, to the southeasterly margin of LaVergne-Couchville Road; thence, with said Road, northeastwardly 284.85 feet to the point of beginning.
>
> Being the same property conveyed to Thomas Bradley Welch and wife Patricia Linn Welch by deed from Glen W. Patterson of record in Book 8651, page 896, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever.

And the Successor Trustee covenants with the Grantee that he is lawfully seized and possessed of said real property as Successor Trustee only and, by the terms of the Deed of Trust, has a good right to sell and convey the same and that same is unencumbered except for any and all prior mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

The Successor Trustee further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of any persons claiming by or through him as Successor Trustee, but no further or otherwise; it being the intention of the Successor Trustee only to convey to Grantee no greater title in the subject real estate than he

received as Successor Trustee and that, as Successor Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded master deed, plat or plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 17th day of April, 2003.

Marshall L. Hix, Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this county, Marshall L. Hix, Successor Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of April, 2003.

NOTARY PUBLIC

KAY M. TENPENNY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

STATE OF TENNESSEE)

M

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April 20 03.

Deputy Register

ue, whichever is greater, for this transfer is

AFFIANT

KAY M. TENPENNY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn before me on this 17th day of April, 2003.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires SEPT. 25, 2004