This Instrument was Prepared By:
W. WILLIAM DAVIS, ATTORNEY, P.C.
219 Ward Circle, Ste 3
Brentwood, Tenn. 37027

Please send tax bills to:
Patricia U. Wilson
7321 East Sierra Vista
Scottsdale, AZ 85250

Map and parcel No.: 105-6-255

Davidson County DEEDTRS
Recvd: 05/16/03 11:13 2pgs
Fees:13.00 Taxes:490.25
20030516-0067138

TRUSTEE'S DEED

WHEREAS, by Deed of Trust (the "Deed of Trust") from Scott Pearce to W. William Davis, Trustee, dated September 9, 2000 of record in Instrument No. 20000920-0093670, Register's Office for Davidson County, Tennessee, the hereafter described property (the "Property") for the purposes of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, default was made in the terms and conditions of the Deed of Trust, and the beneficiary requested the undersigned to advertise and sell the Property under the terms and provisions of the Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the Property was by the undersigned advertised for sale in conformity with the terms and provisions of the Deed of Trust, by which advertisement the sale was appointed to be held on the 7th day of May, 2003 at the main Door of the Old Ben West Library Building located at 225 Polk Avenue County, Nashville, Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered the Property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Patricia Simpson Utley, now known as Patricia U. Wilson, Trustee of the Patricia Simpson Utley Revocable Trust established April 08, 1993 ("Grantee"), whether one or more, being the highest and best bidder, become the purchaser of the Property at and for the sum of$ 132,500.00.

NOW, THEREFORE, in consideration of the premises, the Undersigned, W. William Davis, as Trustee, does hereby grant, bargain, sell, and convey to the Grantee, in fee simple forever, the Property, described as being in the County of Davidson, State of Tennessee, to wit:

A tract of land in the Nineteenth Councilmanic District of Metropolitan Nashville and Davidson County, being the southerly 21.6 feet of Lot 61, Lot 62 and 63 on the Plan of Hagan and Merritts Re-subdivision of Blocks I, J, K, L, M and N of the Merritt Lands of record in Book 161, page 49, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey –prepared by Ragan-Smith Associates, Inc., Job Number 2000-093, W.O. 6504 dated August 15, 2000 and proceeding as follows:

Beginning at an iron pin (old) on the westerly right of way of Hagan Street, 50-foot right of wayat the northeast corner of a tract of land conveyed to the Metro Government of Nashville and Davidson County, Tennessee of record in Deed Book 118, page 355, Register's Office for Davidson County, Tennessee; said iron rod being situated North 03 deg. 24' 39" East 89.00 feet from the northerly right of way of Merritt Street, 50-foot right of way, as measured along the westerly margin of Hagan Street; thence, 1. Leaving the westerly right of way of Hagan Street with the north property line of the aforementioned Metro Government of Nashville and Davidson County, Tennessee property, North 86 deg. 27' 29" West, 150.00 feet to an iron rod (new) in the easterly line of a 20-foot alley; thence, 2. With the easterly line of a 20-foot alley, North 03 deg. 31' 45" East, 121.60 feet to an iron rod (old) at the southwest corner of a tract of land conveyed to B & A Truck Repair, Incorporated, of record in Deed Book 5938, page 792, Register's Office for Davidson County, Tennessee; thence, 3. With the south line of B & A Truck Repair, Inc., South 86 deg. 26' 55" East, 54.98 feet to a point on the outside wall of an existing building; thence, 4. Along said outside building wall, South 02 deg. 00' 58" West, 5.04 feet; thence, 5. South 87 deg. 09' 50" East, 17.19 feet; thence, 6. North 02 deg. 51' 33" East, 4.82 feet; thence, 7. With the aforementioned south line, South 86 deg. 26' 55" East, 77.85 feet to an iron rod (old) on the westerly right of way of said Hagan Street; thence, 8. With said westerly right of way, South 03 deg. 34' 39" West, 121.58 feet to the Point of Beginning and containing 18,159 square feet or 0.417 acres, more or less, as calculated by the above courses and distances.

This being the same property conveyed to Scott Pearce by Warranty Deed of Patricia Simpson Utley, now known as Patricia U. Wilson, Trustee of thePatricia Simpson Utley Revocable Trust established April 08, 1993 recorded September 20, 2000 in Instrument No, 20000920-0093669, Register's Office for Davidson County, Tennessee.

The street address of the property is526 Hagan Street, Nashville, Tenn. 37203.

Subject to all unpaid taxes, and governmental zoning and subdivision ordinances in effect thereon and to all other restrictions, easements and encumbrances of record.

TO HAVE AND TO HOLD said described real estate unto Grantee, his/her successors and assigns, forever in fee simple.

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, and this conveyance is so made.

IN WITNESS WHEREOF, W. William Davis, as Trustee and Grantor.

W. William Davis
Trustee and Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of May, 2003 before me personally appeared W. William Davis, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public

PATRICIA L. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 132,500.

My Commission Expires SEPT. 30, 2006

Affiant

Sworn to and Subscribed before me this 12th day of May, 2003.

Notary Public

My Commission Expires:

PATRICIA L. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006