PICK-UP

Davidson County DEEDTRS
Recvd: 07/30/03 12:41 3pgs
Fees:18.00 Taxes:308.21
20030730-0107512

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Roy J. Rice, Jr.

GRANTEE(s)
Peter R. Morris & Charles D. Sims

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 30, 1995 and recorded on April 10, 1995 at Book 9641, Page 573 in the Register's Office of Davidson County, Tennessee, Roy J. Rice, and Christy H. Rice conveyed to Amqui Title and Escrow, Inc., as Trustee for Parkway Mortgage, Inc., 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 has appointed the undersigned **ROBERT M. WILSON, JR.** as Successor-Trustee by instrument of record recorded on February 24, 2003 as Instrument No. 20030224-0024128 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has 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 said Deed of Trust, by which advertisement notice was given that the sale was to be held on March 5, 2003 at the Davidson County Courthouse in Nashville, Tennessee; 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 Peter R. Morris & Charles D. Sims, at and for the sum of $83,300.00, 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 Successor-Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Peter R. Morris & Charles D. Sims of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Robert M. Wilson, Jr., as Successor-Trustee, does hereby grant, bargain, sell, and convey to the said Peter R. Morris & Charles D. Sims, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land situated in the City of Nashville, Davidson County, Tennessee described as: Land in the 3rd Civil District of Davidson County, Tennessee, being Lot Number 305 on the Plan of Sunset View, Section Four, as of record in Book 2854, Page 63 Register's Office for said County, described as follows: Beginning at an iron pin in the Southwesterly margin of McGavock Pike, being the common corner of Lots Number 305 on said plan; thence with the line between said two Lots, Southwesterly 135.3 feet to a monument with the line between said Lots Numbers 304 and 305, Southerly 148.6 feet to the Northerly margin of Kimberly Road; thence with the same around a slight curve to the left having a radius of 400 feet, Easterly 200 feet to a monument at the beginning of a curve, thence around said

curve to the left having a radius of 20 feet, Northerly 31.42 feet to a monument in the Southwesterly margin of McGavock Pike; thence with the same, north 28 degrees 39 minutes East 160 feet to the beginning. Being the same property conveyed to Roy J. Rice by deed from Roy S. Rice, Jr. of record in Book 9422, Page 280, Register's Office Davidson County.

Commonly known as: 2866 McGavock Pike, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Peter R. Morris & Charles D. Sims, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Successor-Trustee, has hereunto set his hand and seal this 5 day of Mar, 2003.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Robert M. Wilson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in LITTLE ROCK this 5 day of Mar, 2003.

Lena M. Nagle
Notary Public

My Commission Expires:

Lena M. Nagle
NOTARY PUBLIC
Pulaski County, Arkansas
My Commission Exp 8-10-2011

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $83,300.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,300
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF Jan 20 03
Deputy Register

Peter R. Morris

Charles D. Sims

W&A No. 845-2022847

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned notary public of the state and county aforesaid, personally appeared _____, and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Peter R. Morris and Charles D. Sims
2715 Blue Field Ave.
Nashville, TN 37214

Parcel No. 73-08-5.00

DSTDeedforPMI_BBoone_030306_ 919

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388