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THIS INSTRUMENT PREPARED BY:
Karl D. Warden, Attorney
Suite 103
214 Second Avenue North
Nashville, Tennessee 37201

Davidson County DEEDTRS
Recvd: 11/04/03 14:33 3pgs
Fees:18.00 Taxes:661.21
20031104-0161837

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust (hereinafter referred to as the "Deed of Trust") dated June 16, 2000, and recorded in Instrument No. 200006270063861, in the Register's Office of Davidson County, Tennessee, Michael Bryant and wife, Pauline Bryant conveyed to Jimmy A. Duncan, 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, by instrument of record in Instrument No. 200302030014690, said Register's Office, Lawrence J. Sacks, Executor of the Estate of James W. Pickle, Deceased, the lawful owner and holder of said indebtedness, appointed Karl D. Warden, Attorney, to succeed to all the rights, title and powers conferred on the Trustee originally named; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the lawful owner and holder 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 Lawrence J. Sacks, Executor of the Estate of James W. Pickle, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by advertisement which appeared in the Nashville Record on the 24th. and 31st of July and the 7th. day of August, 2003, the sale was appointed to be held on the 15th. day of August, 2003, at 225 Polk Avenue (Downtown) in Nashville, Davidson County, 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 Lawrence J. Sacks, Executor of the Estate of James W. Pickle, whose address is c/o Goldstein/Sacks & Associates, P.C., 905 Harpeth Valley Place, Nashville, Tennessee 37221, at and for the sum of One Hundred Seventy-Eight Thousand Seven Hundred Six Thousand Seven Hundred and 38/100 ($ 178,706.38) Dollars, that being the highest and best bid offered; and,

NOW THEREFORE, in consideration of the premises and the payment by Lawrence J. Sacks, Executor of the Estate of James W. Pickle, of the sum of money bid, said sum being credited to the indebtedness secured by the Deed of Trust, receipt of which is hereby acknowledged, the undersigned, Karl D. Warden, Attorney, Substitute Trustee, does hereby grant, bargain, sell and convey to the said Lawrence J. Sacks, Executor of the Estate of James W. Pickle, his successors and assigns, in fee simple forever, the property above mentioned and being further described as property situated in Davidson County, Tennessee, to-wit:

TRACT ONE

BEING Lots No. 41 on the Plan of Gov. McMillin's Plan of Subdivision of the Old State Prison Lands in Nashville, Tennessee, of record in Book 161, Page 119, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete legal description.

BEING the same property conveyed to Michael Bryant and wife, Pauline Bryant by Warranty deed from James W. Pickle, Unmarried, of record in Instrument No. 200006270063860, Register's Office for Davidson County, Tennessee.

TRACT TWO

BEING Lots Nos. 42 and 43 on the Plan of Gov. McMillin's Plan of Subdivision of the Old State Prison Lands in Nashville, Tennessee, of record in Book 161, Page 119, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete legal description.

BEING the same property conveyed to Michael Bryant and wife, Pauline Bryant by Warranty deed from James W. Pickle, Unmarried, of record in Instrument No. ~~20000627006386~~ 20000627006386 Register's Office for Davidson County, Tennessee.

BEING improved property located at 321 and 325 McMillin Street, Nashville, Tennessee ~~37208~~ 37203.

This conveyance is subject to any and all unpaid taxes that may be a lien against the property; and subject to any and all other liens, interests and encumbrances which take priority over the Deed of Trust upon which the foreclosure sale is had.

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 Lawrence J. Sacks, Executor of the Estate of James W. Pickle, his successors and assigns, in fee simple forever, to whom the said Karl D. Warden, Attorney, 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 Karl D. Warden, Attorney, Substitute Trustee, has hereunto set his hand and seal this 21st day of October, 2003.

Karl D. Warden, Attorney, Substitute Trustee

State of Tennessee)
County of Davidson)

On this 21 day of October, 2003, before me, the undersigned, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Karl D. Warden, Attorney, Substitute Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of October, 2003.

Virginia Conner
Notary Public

My Commission Expires: 03/27/04

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 178,706.38 .

Affiant

Subscribed and sworn to before me this the 21st day of October, 2003.

Notary Public

My Commission Expires: 03/27/04

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO:

Lawrence J. Sacks, Executor
c/o Goldstein/Sacks & Associates, P.C.
905 Harpeth Valley Place
Nashville, Tennessee 37221

"NEW OWNER"

Map 092-08-0
Parcels 285 & 286