PICK-UP

Davidson County DEEDTRS
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This instrument prepared by:

Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

BOOK NO. 11412, PAGE NO. 9

Responsible Taxpayer and Property Owner:
Tax Parcel No. Map 105-7, Parcel 299

Name: Capital Journey, LLC Address: 201 Thompson Lane
Suite 200
Nashville, TN 37211

Common Description: 602 Moore Avenue
Nashville, TN 37122

Legal Description: Being the easterly part of Lot 18 of the subdivision of the Moore tract, recorded in Book 137, Page 91, Register's Office of Davidson County, Tennessee. Said part of Lot 18 fronts 50 feet on the northerly side of Moore Avenue and runs back between parallel lines 148 1/2 feet more or less to the northerly line of said subdivision.

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $28,001.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 8th day of January, 2004.

Notary Public
My Commission Expires: 12/27/07.

SARAH B. BUNTEN NOTARY PUBLIC STATE OF COLORADO
MY COMMISSION EXPIRES 12/27/2007

SUCCESSOR TRUSTEE'S DEED

Whereas, by virtue of the power and authority vested under

that Deed of Trust executed by **Rufus Jerome Beasley, Jr.** dated **3/26/1999** and recorded **4/1/1999** in Book **11412** at Page **9**, Register's Office of Davidson County, Tennessee, given to secure payment of a certain indebtedness evidenced by a promissory note set forth therein, payable to the order of **Associates Financial Services of America, Inc.,** default having been made in the performance of the terms and provisions of the Deed of Trust, demand having been made upon the said Debtor for payment in accordance with the provisions of the Deed of Trust, default having been made in the payment upon demand, said indebtedness described by the said Deed of Trust having been declared to be due and payable in accordance with the terms thereof, said default continuing without reinstatement, at the request of Holder of the note for the purpose of effecting payment of all sums due under the terms of the note and Deed of Trust, principal interest and costs of sale, Philip M. Kleinsmith, Trustee, did on Thursday, **January 8, 2004** at 10:00 a.m. pursuant to the advertisement published in the **Nashvile Record News** and sent by mail to the Debtor and lienors of record, offer for sale, at **Front Steps of Old Ben West Libraray Building, 225 Polk Avenue, Nashville**, TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **Capital Journey, LLC** became the highest and best bidder(s) at and for the sum of **$28,001.00** and

WHEREAS, the proceeds of the sale were sufficient to satisfy all sums of principal, interest, attorney fees, costs and other sums accruing under the terms of the aforesaid Deed of Trust.

NOW THEREFORE, Philip M. Kleinsmith, Trustee, exercising the power and authority vested in him, and in bar of the equities of redemption, dower and homestead, does hereby sell, transfer , and convey unto **Capital Journey, LLC,** Grantee, the following described real estate, to wit:

> **Being the easterly part of Lot 18 of the subdivision of the Moore tract, recorded in Book 137, Page 91, Register's Office of Davidson County, Tennessee. Said part of Lot 18 fronts 50 feet on the northerly side of Moore Avenue and runs back between parallel lines 148 1/2 feet more or less to the northerly line of said subdivision.** ** **See attachment**

To HAVE AND TO HOLD said described real estate unto the Grantee, his successors and assigns, forever in fee simple

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances in effect thereon and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the

** Being the same property conveyed to Rufus J. Beasley, Jr. by deed from Horace Sullivan, unmarried, dated August 27, 1997 and recorded September 2, 1997 in Book 10590, Page 455, Register's office for Davidson County, Tennessee.

covenants and warranties contained in the Deed of Trust recorded in Book **11412**, Page **9**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 8th day of January, 2004.

PHILIP M. KLEINSMITH, Trustee

STATE OF COLORADO)
COUNTY OF EL PASO)

Before me, Sarah B. Bunten, a Notary Public , duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared Philip M. Kleinsmith with whom I am personally acquainted (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 same as his free act and deed.

This the 8th day of January, 2004.

SARAH B. BUNTEN NOTARY PUBLIC STATE OF COLORADO

Notary Public

My commission expires: 12/27/07.

MY COMMISSION EXPIRES 12/27/2007