PICK-UP

FROM: DAVID G. THOMPSON
SUBSTITUTE TRUSTEE

TO: BANK OF AMERICA, N.A.
NEW OWNER

Davidson County DEEDTRS
Recvd: 01/21/04 10:14 6pgs
Fees:33.00 Taxes:1338.05
20040121-0007852

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Bank of America, N.A. OREO GROUP EAST 10 LIGHT STREET, 19TH FLOOR BALTIMORE, MD 21202 ATTN: MARNITA DAVIS MAIL CODE: MD4-302-19-01	SAME	Map 92-16 Parcel 317

This instrument prepared by: Neal & Harwell, PLC, 150 Fourth Avenue, North, Suite 2000, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $361,633.98.

AFFIANT

Subscribed and sworn to before me, this the 21st day of January, 2004.

Tammy Turner Foster
NOTARY PUBLIC

TURNER FOX NOTARY PUBLIC AT LARGE

My Commission Expires: 1-27-07

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated March 31, 1997, of record in Book 10418, page 54, as modified by instrument of record in Book 11395, page 667, Register's Office for Davidson County, Tennessee, hereinafter collectively referred to as "Deed of Trust," Peter J. Leatherland and wife, Donna J. Reid-Leatherland, conveyed to Ron Suedekum, Trustee, the hereinafter described real estate, hereinafter referred to as "Property," to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Instrument No. 20030627-0089577, Register's Office for Davidson County, Tennessee, appointed David G.

Thompson, Substitute Trustee, in the place and stead of Ron Suedekum, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed David G. Thompson, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, David G. Thompson, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 10:00 a.m., on January 21, 2004, at the front steps of the entrance to the Office of the Register of Deeds at 501 Broadway, Nashville, Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust, and advertisement of sale was duly published in *The City Paper*, a newspaper of general circulation in Davidson County, Tennessee, on December 24, 2003, December 31, 2003 and January 7, 2004; and

WHEREAS, the Property is subject to a tax lien filed by the State of Tennessee, of record in Instrument No. 20030523-0070833, said Register's Office, with notice pursuant to Tenn. Code Ann. § 67-1-1433 having been given to the State of Tennessee, and a response received therefrom, both notice and response being attached hereto as Collective Exhibit "A;" and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Bank of America, N.A., was the highest and best bidder, the Substitute Trustee thereby concluding the sale as of 10:08 a.m., by announcing that the Property had sold;

NOW, THEREFORE, the undersigned, David G. Thompson, Substitute Trustee, pursuant to the credit bid of Bank of America, N.A., acknowledges the credit in the amount of Three Hundred Sixty One Thousand Six Hundred Thirty Three and 98/100 Dollars ($361,633.98), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Bank of America, N.A., a national banking association, its successors and assigns, the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot Nos. 153 and 154 on the Map of O. B. Hayes, Second Plan of Small Lots, of record in Plan Book 1, page 81, Chancery Court at Nashville.
>
> Said Lot Nos. 153 and 154 front together 100 feet on the westerly side of 18th Avenue South and extends back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Peter Leatherland and wife, Donna Reid-Leatherland by deed from Felice Bryant of record in Book 9440, page 702, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 911, 911½ and 913 18th Avenue, South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Bank of America, N.A., a national banking association, its successors and assigns, forever; and David G. Thompson, Substitute Trustee, does hereby transfer, assign, and set over unto

Bank of America, N.A., all of his right, title and interest in the said property as Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, the said David G. Thompson, Substitute Trustee, has executed this instrument on this the 21st day of January, 2004.

DAVID G. THOMPSON, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David G. Thompson, Substitute Trustee, the 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 in his capacity as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this the 21st day of January, 2004.

Tammy Turner Fox
NOTARY PUBLIC

TAMMY TURNER FOX NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 1-27-07

NEAL & HARWELL, PLC
LAW OFFICES
150 FOURTH AVENUE, NORTH
SUITE 2000
NASHVILLE, TENNESSEE 37219-2498

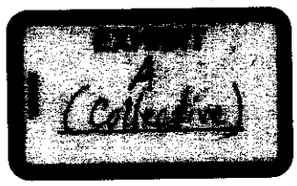
TELEPHONE
(615) 244-1713

FACSIMILE
(615) 726-0573

JAMES F. NEAL
AUBREY B. HARWELL, JR.
JON D. ROSS
JAMES F. SANDERS
THOMAS H. DUNDON
RONALD G. HARRIS
ALBERT F. MOORE
PHILIP N. ELBERT
JAMES G. THOMAS
WILLIAM T. RAMSEY
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MARC T. McNAMEE
GEORGE H. CATE, III
PHILIP D. IRWIN
A. SCOTT ROSS
GERALD D. NEENAN

AUBREY B. HARWELL, III
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DAVID G. THOMPSON
CYNTHIA S. PARSON
KELTIE L. HAYS
CHRISTOPHER D. BOOTH
RUSSELL G. ADKINS
ELIZABETH S. TIPPING

OF COUNSEL
JOHN D. CLARKE



December 19, 2003

VIA HAND DELIVERY

Tennessee Department of Revenue
Revenue Enforcement Division
Andrew Jackson State Office Building
500 Deaderick Street, Fourth Floor
Nashville, TN 37219

Attention: Director of Collections Division

Re: Bank of America, N.A. (Peter Leatherland Foreclosure)
Our File: # 54001-13111

Gentlemen:

Please be advised that we represent Bank of America, N.A., and we are writing to advise you that upon instructions from our client, we will commence foreclosure proceedings immediately on the real property owned by Peter J. Leatherland and wife, Donna J. Reid-Leatherland, located at 911, 911½ and 913 18th Avenue, South, Nashville, Tennessee, and that the foreclosure sale is scheduled for January 21, 2004. A copy of the Notice of Foreclosure Sale and a copy of the financing statement, deed of trust or other lien interest being enforced, is enclosed for your review.

1. NAME AND ADDRESS OF PERSON SUBMITTING NOTICE: David G. Thompson, Neal & Harwell, PLC, 150 Fourth Avenue, North, Suite 2000, Nashville, TN 37219.

2. NOTICE OF STATE TAX LIEN: copies of Notices of State Tax Lien, of record in Instrument No. 20030523-0070833, Register's Office for Davidson County, Tennessee, enclosed herein, containing the name of the department of the State of Tennessee which is claiming the lien, name and address of taxpayer and the date and place notice of lien was filed.

3. ADDRESS OF REAL PROPERTY: the real property is located at 911, 911½ and 913 18th Avenue, South, Nashville, Tennessee 37212. An abstract of title is enclosed which contains the legal description of the subject property.

4. SALE DATE, TIME, PLACE & TERMS: the sale shall occur on January 21, 2004, at 10:00 a.m. at the front steps to the entrance of the office of the Register of Deeds, 501 Broadway, Nashville, Davidson County, Tennessee.

5. DESCRIPTION OF DEBT AND SALE EXPENSES: as of August 20, 2003, the approximate amount of the principal obligation secured by the deed of trust being foreclosed upon, including interest is $438,779.91. The *per diem* rate of interest for every day after that date is $92.21. The foreclosure expenses, including advertising expenses and legal expenses chargeable against the sale proceeds, are estimated to be approximately $5,000.00.

PLEASE ACKNOWLEDGE RECEIPT OF THIS NOTICE ON THE ENCLOSED COPY OF THIS LETTER AND RETURN IT TO MY ATTENTION.

Sincerely,

David G. Thompson

SCS/las

Enclosure

Received by: _____

Date: 12/19, 2003

REVENUE ENFORCEMENT DIVISION

PHIL BREDESEN
Governor

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

LOREN L. CHUMLEY
Commissioner

December 22, 2003

David G. Thompson
Neal & Harwell, PLC
150 Fourth Avenue, North, Suite 2000
Nashville, TN 37219-2498

Re: Foreclosure Sale of Property Owned by: **Peter Leatherland**

Entity Number: **002 412631533**

Dear Mr. Thompson:

This is in reference to your letter dated December 19, 2003 concerning a foreclosure sale of property owned by the above-captioned taxpayer(s).

Your letter **does** comply with the provisions of T.C.A. 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of the sale, the indebtedness indicated in your letter, and any other superior liens, the amount of surplus proceeds up to the amount of taxes, penalties and interest due the Department of Revenue must be remitted to the State of Tennessee. The amount of taxes, penalties and interest that is due as of **January 21, 2004** is **$1,787.97**.

After the sale, please furnish me with an accounting of the sale (closing statement), and I will release the State's tax lien on the property sold. I trust that this has answered your letter, but if not, please let me know.

Sincerely,

Becky Tellas, Supervisor
Special Procedures Section
Revenue Enforcement Division

BT/rp

c: *file*