Davidson County DEEDTRS
Recvd: 02/06/04 12:06 3pgs
Fees:18.00 Taxes:92.50
20040206-0014727

PICK-UP

Diane Johnson
Foreclosure

Name and address of new owner:

Community Choice Financial Services, Inc.
5200 Maryland Way, Suite 310
Brentwood, Tennessee 37027

Send tax bills:

Same

Prepared by:

David W. McMackin
215 Ward Circle, Suite 104
Brentwood, Tennessee 37207

Map and Parcel No.93-16-36

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated February 5, 1999, recorded in Book 11331, page 382, Register's Office, Davidson County, Tennessee, Diane Johnson, conveyed to Tim Long, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated August 15, 2003, and recorded as Instrument No. 20030908-0130631, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D. W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D. W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D. W. McMackin, Trustee, did give twenty-one (21) days notice of the time, place and terms of the sale by an advertisement in three (3) weekly publications in *The Nashville Record*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of January 15, 22 and 29, 2004, stating that on February 6, 2004, at 12:00 noon, at the Gaylord Entertainment Center, Sixth Avenue and Broadway, Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D. W. McMackin, Trustee, offered said property for sale at public outcry and sold said property to Community Choice Financial Services, Inc., for $25,000.00, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D. W. McMackin, Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Community Choice Financial

Services, Inc., (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

Tract I: Being 30 feet of Lot No. 194 in Murray and Claiborne's Addition, a plan of which is of record in Book 21, pages 84 and 85, Register's Office of Davidson County, Tennessee. Said part of Lot No. 194 beginning on the western margin of Claiborne Street at the southeast corner Lot No. 195 in said addition and running with said Claiborne Street 30 feet; thence west 165 feet to an alley; thence north 30 feet with said alley to the southwest corner of Lot No. 195; thence east 165 feet to the beginning.

Tract II: Being Lot No. 193 in Maury and Claiborne's Addition to South Nashville, a plan of which is of record in Book No. 21, pages 84 and 85, Register's Office for Davidson County, Tennessee. Said Lot No. 193 front 35 feet on the westerly side of Claiborne Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Diane Johnson, unmarried, by deed from Richard Manson, Trustee, of record in Book 8052, page 179, Register's Office of Davidson County, Tennessee.

This is improved property located at 96-98 Claiborne Street, Nashville, Tennessee 37210.

The above legal description is identical to the legal description in the previous deed of record.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 6th day of February, 2004.

D. W. McMackin, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D. W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 6th day of February, 2004.

Notary Public

My Commission Expires: 8/25/05

DELLANA LASHELLE LOWHORN
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

MY COMMISSION EXPIRES:
AUGUST 25, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Affiant

Subscribed and sworn before me, this 6th day of February, 2004.

Notary Public

My Commission Expires: 8/25/05

DELLANA LASHELLE LOWHORN
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.
MY COMMISSION EXPIRES:
AUGUST 25, 2005