PICK-UP

Name and Address of Owner for Tax Bills:
James E. Thorpe
c/o Spain Enterprises
1108 Battlewood Street
Franklin, TN 37069

Davidson County DEEDTRS
Recvd: 06/07/04 14:55 2pgs
Fees:13.00 Taxes:174.62
20040607-0067097

Prepared by:
David G. Mangum
Attorney at Law
2012 Eighth Avenue South
Nashville, TN 37204

MAP/PARCEL: 147-03-0-B 083.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated February 21, 2002, recorded in Instrument No. 20020430-0052896, Register's Office, Davidson County, Tennessee, Carolyn Lewis, unmarried, conveyed to Real Security, Inc., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, under Assignment of record in Instrument No. 20020620-0074794, said Register's Office; and

WHEREAS, by instrument dated April 22, 2004, recorded in Instrument No. 20040430-0049266, said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum 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 David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 22 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Nashville Business Journal*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of May 14, May 21, and May 28, 2004, stating that on Friday, June 4, 2004 at 12:45 P.M., at the main entrance to the Old Ben West Library Building, 226 Polk Avenue, Downtown Nashville, 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, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to James E. Thorpe, his heirs and assigns, for $47,195.00, 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, David G. Mangum, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said **James E. Thorpe,** (hereinafter referred to as Grantee), his heirs and assigns, the following described property situated and lying in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit No. C-16, of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

DEED REFERENCE:
BEING the same property conveyed to Carolyn Lewis, unmarried by deed from Randy L. Perry and wife, Margaret N. Perry of record in Instrument No. 20020430-0052895, said Register's Office.

MAP/PARCEL: 147-03-0-B 083.00 CO; known as 370 Wallace Road, Unit C-16, Nashville, TN 37211, as shown on the tax records of the Tax Assessor for Davidson County, TN.

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 aforementioned Deed of Trust.

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 4th day of June, 2004.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David G. Mangum**, 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 4th day of June, 2004.

Kay E. Farmer
Notary Public

KAY E. FARMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/29/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $47,195.00.

Affiant

Subscribed and sworn before me, this 4th day of June, 2004.

Kay E. Farmer
Notary Public

KAY E. FARMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/29/06

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