PICK-UP

Davidson County DEEDTRS
Recvd: 07/12/04 10:27 4pgs
Fees:23.00 Taxes:292.30
20040712-0082440

This instrument prepared by:

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

INST. NO. 20010503-0045595

Responsible Taxpayer and Property Owner:
Tax Parcel No. 050-11-0 164

Name: Roy Huddleston Address: 222 Cumberland Circle
Nashville, TN 37214

Common Description: 3621 Chesapeake Drive
Nashville, TN 37207
Legal Description: See Exhibit "A"

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00
Roy Huddleston
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF July 2004.
Barbi Wells
Deputy Register

affirm that the actual consideration
ıe property transferred, whichever is
mount is equal to or greater than the
ınsferred would command at a fair and

Philip M. Kleinsmith, Trustee

Sworn to and subscribed before me,
by Philip M. Kleinsmith, Trustee,
this 1st day of June, 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 **Estate of Wanda D. Mitchell** dated **04/27/2001** and recorded **05/03/2001** in Instrument No.**20010503-0045595**, 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 **Mortgage Elecronic**

Registration Systems, Inc. acting solely as nominee for America's Wholesale Lender 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 Tuesday, **June 1, 2004** at 10:00 a.m. pursuant to the advertisement published in the **Nashville Record News** and sent by mail to the Debtor and lienors of record, offer for sale, at **Front Steps of Old Ben West Library Building, 225 Polk Avenue, Nashville**, TN, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale **Roy Huddleston** became the highest and best bidder(s) at and for the sum of **$52,859.46** 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 **Roy Huddleston,** Grantee, the following described real estate, to wit:

See attached Exhibit "A"

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

covenants and warranties contained in the Deed of Trust recorded in Instrument No. **20010503-0045595**, referred to therein.

IN WITNESS WHEREOF, Philip M. Kleinsmith, Trustee, has caused these presents to be executed this 1st day of June, 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, Trustee, 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 1st day of June, 2004.

SARAH B. BUNTEN NOTARY PUBLIC STATE OF COLORADO

Notary Public

My Commission Expires: 12/27/07.

MY COMMISSION EXPIRES
12/27/2007

Exhibit A

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit;

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan Timberwood Estates, Section 4, as of record in Book 6900, page 228, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Wanda D. Mitchell from Andrew M. Cuomo, Secratary of Housing and Urban Development dated August 30, 2000 and recorded September 6, 2000 in Instrument # 200009060087958, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and/or setback lines of record in Book 6900, page 228, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wanda D. Mitchell from andrew M. cuome, Secretary of Housing and Urban Development dated

(6-010101/2)