PICK-UP

Davidson County DEEDTRS
Recvd: 07/13/04 15:19 4pgs
Fees:22.00 Taxes:0.00
20040713-0083515

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRIII)
3102 West End Avenue, Suite 1150
Nashville, TN 37203-1304
(615) 383-3345

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
The Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, TN 37206	New Owner Tax Exempt	82-7-344

SUCCESSOR TRUSTEE'S SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Twenty Six Thousand and No/100 Dollars ($26,000.00), the receipt of which is hereby acknowledged, Charles B. Reasor III, Successor Trustee ("Grantor"), acting as successor trustee only, has this day bargained and sold, and does hereby transfer and convey unto The Metropolitan Development and Housing Agency ("Grantee"), Grantee's successors and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> BEING Lot No. 3, on the Plan of East Nashville Real Estate Company's Plan of Lot, of record in Plat Book 57, page 11, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to The Cypress Trust by deed of record in Book 10941, page 565, Register's Office for Davidson County, Tennessee.

This is improved property located at 315 Grace Street, Nashville, TN 37207.

This conveyance is made pursuant to the powers conferred upon Grantor by a Deed of Trust (the "Deed of Trust") dated May 13, 1999 executed by The Cypress Trust in favor of Union Planters Bank, N.A., as beneficiary, of record in Book 11601, Page 466, Register's Office for Davidson County, Tennessee ("RODC"), with Grantor having been appointed successor trustee by an instrument of record as Instrument Number 20040604-0066347, RODC. As set forth in the notice of foreclosure sale, a copy of which is attached hereto as Exhibit "A", published pursuant to the Deed of Trust and applicable law in the Nashville Record on June 10, 2004, June 17, 2004, and June 24, 2004, default was made in the terms, conditions, provisions, and payments provided for in the Deed of Trust, and the sale at foreclosure of the Property was scheduled for Thursday, July 1, 2004 at 10:45 a.m. in Nashville, Tennessee at 501 Great Circle Road, Nashville, Tennessee 37201. At that time, the foreclosure sale was commenced and concluded with Grantee constituting the highest bidder at such sale.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's successors and assigns, forever, Grantor, solely in Grantor's fiduciary capacity as successor trustee, covenants and binds himself, his successors in trust and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 8th day of July, 2004.

GRANTOR:

Charles B Reasor III, Successor Trustee

Charles B. Reasor III, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kay Fuller, a Notary Public for the state and county aforesaid, Charles B. Reasor III, Successor Trustee, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2004.

Kay Fuller
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:
11-27-04

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $26,000.00.

John J. Freeman
Affiant

SUBSCRIBED AND SWORN to before me, this 8th day of July, 2004.

November 24, 2007
My Commission Expires

Juanita Spurlock
Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON

Exhibit "A"

NOTICE OF FORECLOSURE SALE

Default having occurred under a Deed of Trust (the "Deed of Trust") dated May 13, 1999 executed by The Cypress Trust in favor of Vaden Lackey, Jr., as trustee, and Union Planters Bank, N.A. ("UPB"), as beneficiary, of record in Book 11601, Page 466, Register's Office for Davidson County, Tennessee ("RODC"); and Charles B. Reasor III (the "Successor Trustee") having been duly appointed successor trustee under the Deed of Trust by an instrument of record as Instrument Number 20040604-0066347, RODC;

NOW, THEREFORE, I, Charles B. Reasor III, as successor trustee and not otherwise, acting upon the demand of UPB, which is the lawful owner and holder of the indebtedness secured by the Deed of Trust, will on

Thursday, July 1, 2004

at 10:45 a.m. (ten forty-five o'clock in the morning) in Nashville, Tennessee at 501 Great Circle Road, Nashville, Tennessee 37201, sell to the highest bidder for cash, at public outcry, the real property (the "Property") in Davidson County, Tennessee, described as follows:

BEING Lot No. 3, on the Plan of East Nashville Real Estate Company's Plan of Lot, of record in Plat Book 57, page 11, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to The Cypress Trust by deed of record in Book 10941, page 565, Register's Office for Davidson County, Tennessee.

The street address of the Property is 315 Grace Street, Nashville, TN 37207.

The map/parcel number of the Property is 82-7-344.

The Property sold pursuant to this notice of foreclosure sale shall be sold "AS IS," and neither the Successor Trustee nor the beneficiary of the Deed of Trust, nor any agent or attorney therefor makes or shall make any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults under or the effect of this foreclosure sale upon the rights of any party under such a lease.

The sale of the Property shall be subject to any and all prior liens, prior encumbrances, prior deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments, plus penalty and interest (if any), riparian rights, and any unwaived redemptive rights (including redemptive rights of any taxing authority by reason of any tax liens), plus any and all other rights, matters, and encumbrances superior in right to the lien of the Deed of Trust.

The sale of the Property may be adjourned by the Successor Trustee and may be reset at a later time and/or date by announcement at the time and place of the originally advertised sale and without any further publication. The sale of the Property shall be conducted for cash (or credit upon the indebtedness secured by the Deed of Trust if the lawful owner and holder thereof is the successful purchaser) to be tendered upon the conclusion of the bidding; provided, however, that prior to the sale of the Property, the Successor Trustee, acting on his own behalf or by and through one or more agents or representatives, may announce different or additional terms pursuant to which the sale of the Property shall be conducted.

Other interested parties: Mid-State Brokerage, Inc.; Bruce Bodor, Trustee; Janet Bodor, Trustee; Janette Bodor, Trustee; Gerald F. Nicely, Trustee; Metropolitan Development & Housing Agency; Bruce Bodor; Janet Bodor; and Janette Bodor.

Dated: June 7, 2004

Charles B. Reasor III, as
successor trustee and not otherwise
WHITE & REASOR, PLC
Two American Center, Suite 1150
3102 West End Avenue
Nashville, TN 37203
Telephone: (615) 383-3345

Insertion dates: June 10, 2004, June 17, 2004 and June 24, 2004.

Newspaper for Publication: Nashville Record.