PICK-UP

Davidson County DEEDTRS
Recvd: 08/19/04 11:47 4pgs
Fees:23.00 Taxes:661.88
20040819-0100321

This instrument prepared by and return to:
Holly N. Knight, Attorney
HUSCH & EPPENBERGER, LLC
2525 West End Avenue, Suite 1400
Nashville, Tennessee 37203

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by a certain Deed of Trust dated July 30, 1998, of record at Book 11048, Page 719 in the Register's Office, Davidson County, Tennessee ("Deed of Trust"), William B. Demontbreun, conveyed to Guaranty Title Company, Trustee, certain real property therein described, to secure the indebtedness described in said Deed of Trust then owing to First American National Bank; and

WHEREAS, under such Deed of Trust, the Debtor conveyed to the Trustee all of its rights, title and interest in and to certain real property described therein; and

WHEREAS, Amsouth Bank is the successor in interest to First American National Bank as a result of a corporate merger and;

WHEREAS, C. Ballard Scearce, Jr. was appointed Successor Trustee under the Appointment of Successor Trustee dated May 19, 2004 of record at Instrument No. 20040525-0061536 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the debt and obligations secured by the Deed of Trust, and the undersigned, as Successor Trustee, was requested to advertise and sell the real and personal property conveyed by the Deed of Trust in compliance with the provisions thereof; and

WHEREAS, the undersigned, as Successor Trustee, did, in compliance with the provisions of the Deed of Trust, advertise for sale the real property giving the time, date, terms, place of sale and description of said property, the advertisement for sale having been published in The Nashville Record, a daily newspaper published in Nashville, Davidson County, Tennessee, for twenty-one days, by three (3) weekly notices appearing in the issues of June 3, 2004; June 10, 2004; and June 17, 2004, of such newspaper, the sale having been advertised for June 25, 2004, to commence at 11:00 a.m. at the front door of the Register of Deeds Office, Gaylord Entertainment Center, 501 Broadway, Nashville, Tennessee, at which time and place the sale was adjourned until August 6, 2004, at which time the sale commenced at 11:00 a.m. and the real property was offered for sale to the highest bidder under the terms designated in the Notice of Sale and in accordance with all of the terms and requirements of said Deed of Trust, and was sold; and

WHEREAS, the highest and best bid for such real and personal property was then and there made on behalf of AmSouth Bank, an Alabama corporation, to wit: A bid of One Hundred Seventy Eight Thousand Eight Hundred Eighty Seven and 00/100 Dollars ($178,887.00), which bid was then and there accepted by the undersigned, as Successor Trustee.

NOW THEREFORE, for the consideration named and for and in consideration of the compliance with the terms of such bid, the undersigned Successor Trustee has bargained and sold, and do by these presents bargain, sell and convey unto **Amsouth Bank, an Alabama corporation,** the real property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows (the "Real Property"):

> BEING part of Lot 11 of Hobson & Wheless First Addition to Edgefield as of record in Book 21, Page 8, Register's Office for Davidson County, Tennessee, and described according to a survey by Bargo, Waggoner & Sumner Engineers, dated March 21, 1967, as follows:
>
> BEGINNING as a point in the westerly margin of North 7th Street in the southerly intersection with a 20 foot alley, thence with said Street South 24' 47' East 142.46 feet to a point at the beginning of a curve to the right having a radius of 18.50 feet; thence around said curve southwestwardly 29.10 feet to a point in the northerly margin of Main Street, as widened; thence with the margin of the same, South 65' 20' west 31.46 feet to a point; thence North 24' 47' west 160.89 feet to a point in the southerly margin of an alley; thence with said margin of said Alley, North 65'12' East 50.0 feet to the point of beginning.
>
> BEING the same property referenced in Book 7431, Page 541, Register's office of Davidson County, Tennessee.

The Real Property or its address is commonly known as 625 Main Street, Nashville, Tennessee 37206

To have and to hold unto AmSouth Bank, an Alabama corporation, its successors and assigns, in fee simple forever.

This conveyance is made subject to all prior liens and encumbrances of record, including, but not limited to, all outstanding real estate taxes and assessments (plus penalties and interest, if any), for the current year and any prior year, and any prior encumbrances of record in such Register's Office.

The undersigned successor trustee believes the title hereby conveyed to be good, but only warrants the same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned, as successor trustee under the provisions of the above described Deed of Trust, and not further or otherwise.

This conveyance of the Real Property is made subject, without limitation, to (i) any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien against the Real Property, or any part thereof, (ii) any and all liens, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had, including, but not limited to, prior easements, restrictions, building lines and recorded plats, (iii) statutory rights of redemption, if any, not otherwise waived in the Deed of Trust, including rights

of redemption of any governmental agency, state or federal, which have not been waived by such governmental agency, (iv) any restrictions on the transferability of any of the Personal Property (such as licenses, franchises, permits and other items), and (v) matters which an accurate survey of the Real Property might disclose.

Witness the signature of the undersigned Successor Trustees as of the 16th day of August, 2004.

C. Ballard Scearce, Jr.,
Successor Trustee

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, a Notary Public of this County, C. Ballard Scearce, Jr., Successor Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office this the 16th day of August, 2004.

Notary Public

DIANA L. QUINN NOTARY PUBLIC AT LARGE HAMILTON CO. TN

My Commission Expires: 4/n/05

Parcel ID # 082 16 0 008.00

PROPERTY ADDRESS: 625 Main Street
Nashville, Tennessee 37206-3624

OWNER AND PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
AmSouth Bank
C/O Linda Wilburn
200 Clinton Avenue, 11th Floor
PO Box 507
Huntsville, AL 35804

STATE TAX.....	**$ 661.88**
REGISTER'S FEE & RECORDING FEE.....	**$ 23.00**
TOTAL.....	**$ 684.88**

State of Tennessee
County of Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $178,887.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 16th day of August, 2004.

Notary Public

My commission expires:

DANA L. QUINN NOTARY PUBLIC AT LARGE HAMILTON CO. TN