PICK-UP

THIS INSTRUMENT PREPARED BY:
ANDREW B. GIBSON, JR.
GIBSON, GREGORY & GWYN, PLLC
201 Fourth Avenue, North
Suite 1900
Nashville, TN 37219

TRUSTEE'S DEED

ADDRESS NEW OWNER AND SEND TAX BILLS TO:

M.K. Stevenson
J.E. Stevenson
c/o 4124 Franklin Road
Nashville, TN 37204

Davidson County DEEDTRS
Recvd: 11/19/04 12:22 3pgs
Fees:18.00 Taxes:296.00
20041119-0139127

MAP NO: 161-5-C PARCEL NO: 118

THIS INSTRUMENT made and entered into this 19th day of November, 2004, by and between Andrew B. Gibson, Jr., Trustee, and M.K. Stevenson and J.E. Stevenson, Co-Trustees, (hereinafter referred to as "Grantee").

W I T N E S S E T H :

WHEREAS, by deed of trust executed on the 16th day of May, 2003, of record in Instrument No.: 20030522-0070243, Register's Office for Davidson County, Tennessee, Leigh Ann Franklin, conveyed certain real property to Andrew B. Gibson, Jr., Trustee, his successors and assigns in trust, a deed of trust securing certain indebtedness described therein; and

WHEREAS, the indebtedness secured by said deed of trust was not paid as agreed, but default was made, and thereupon, at the request of M.K. Stevenson and J.E. Stevenson, the holder of said indebtedness, the Trustee did commence foreclosure of said property pursuant to the provisions of said deed of trust; and

WHEREAS, on Friday, November 19, 2004, at 12:00 o'clock noon at the corner of Fifth Avenue and Broadway, at the main entrance of the Gaylord Entertainment Center of the Davidson County, Courthouse, Nashville, Davidson County, Tennessee, said Trustee offered said real estate for sale, subject to all restrictions of record, all unpaid taxes and any other prior mortgages and liens of record and in bar of the statutory right of redemption set forth in TCA §66-8-101, et. seq., homestead, dower, elective share, rights of appraisement or valuation, and all other rights and exemptions of every kind, all of which were expressly waived and conveyed in the aforesaid deed of trust, and after being cried

for a reasonable time, the property was sold to the highest bidder, the same being the Grantee, for the sum of $ 80,000.00, and said sum was applied and credited by M. K. Stevenson and J.E. Stevenson, Trustees, to the outstanding indebtedness, as by said deed of trust directed.

NOW, THEREFORE, this deed further witnesseth:

THAT for and in consideration of the said Grantee having credited to the secured indebtedness said sum of $ 80,000.00, as hereby acknowledged, the Trustee has this day bargained and sold and does hereby sell, transfer and convey unto the said Grantee, with full power to sell, transfer, lease, mortgage, or encumber without the joinder of any beneficiaries, their successors and assigns, forever, the following described tracts or parcels of land described as follows, to-wit:

> Land in Davidson County, Tennessee being Unit 18, Huntington Park Townhomes, established by Master Deed of Huntington Park Townhome Association of record in Book 8813, page 573, as amended in Book 9018, page 56, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Leigh Ann Franklin from M.K. Stevenson and J.E. Stevenson, Trustees, by deed of record under Instrument No. 20030203-0014819, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 743 Huntington Parkway, Nashville, TN 37211.

TO HAVE AND TO HOLD the aforesaid real property and any improvements thereon unto the said Grantee, their heirs, successors and assigns, in fee simple, forever, and in bar of all rights of redemption.

AND said Trustee does hereby transfer, assign and set over unto the said Grantee all of the covenants and warranties in the aforesaid deed of trust and does hereby transfer, sell and convey unto said Grantee every right, title and interest which he as Trustee holds by virtue of the said deed of trust and his appointment.

WITNESS the signature of the Trustee on this the 19th day of November, 2004.

ANDREW B. GIBSON, JR., TRUSTEE
GIBSON, GREGORY & GWYN, PLLC
201 Fourth Avenue, North, Suite 1900
Nashville, TN 37219
(615) 242.7700

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, PAMELA A PHILLIPS, a notary public in and for the aforesaid state and county, the within named Andrew B. Gibson, Jr., Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and executed the within instrument for the purposes therein contained.

Witness my hand and affixed seal in Nashville, Davidson County, Tennessee, this 19th day of November, 2004.

Pamela A Phillips
NOTARY PUBLIC

My Commission Expires: _____

PAMELA A. PHILLIPS Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires January 26, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer of $80,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of November, 2004.

Pamela A Phillips
NOTARY PUBLIC

My Commission Expires: _____

PAMELA A. PHILLIPS Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires January 26, 2008

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