PICK-UP

Davidson County DEEDTRS
Recvd: 12/17/04 12:00 3pgs
Fees:18.00 Taxes:185.00
20041217-0150172

THIS INSTRUMENT PREPARED BY:
William T. Hill, Attorney at Law
AmSouth Center
315 Deaderick Street, Suite 1230
Nashville, Tennessee 37238-1230

SUBSTITUTE TRUSTEE'S DEED

Address New Owner and Send Tax Bills To:

Eric Sox, a married person
721 Stirrup Court
Nashville, TN 37221

Map-Parcel Numbers:

041.15-0-127.00

WHEREAS, Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Michael H. Owens and Marguerita Owens, husband and wife, to Michael Hoover, Trustee, dated the 20th day of September, 2000, and being of record in Instrument No. 20000926-0095061, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof, Beneficial Finance.

WHEREAS, Appointment of Substitute Trustee having been duly executed by the holder of the note and beneficiary of said Deed of Trust, Appointment of Substitute Trustee being of record in Instrument No. 20030219-0021693, in the Register of Deed's Office, Davidson County, Nashville, Tennessee, and appointing William Timothy Hill as Substitute Trustee.

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock noon (12:00 noon), December 16, 2004, at the Register of Deeds Office, Gaylord Entertainment Center, 501 Broadway, Nashville, Tennessee, when and where Eric Sox, a married person ("Grantee"), became the last and highest bidder at the price of Thirty-eight Thousand Three Hundred Twenty-eight and 79/100 ($38,328.79) Dollars.

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of

which are acknowledged, William Timothy Hill, Substitute Trustee, hereby conveys the Property described hereto in Exhibit "A", to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

William Timothy Hill, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 17th day of December, 2004.

William Timothy Hill, as
Substitute Trustee and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named William Timothy Hill, Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of December 2004.

ELIZABETH SANTANA FONT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

Notary Public

The actual consideration for this tra

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$50,000 Eric S. Edge
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF Dec 20 04
Deputy Register

is greater, is $38,328.79.

Subscribed and sworn to before me this 17th day of December, 2004.

ELIZABETH SANTANA FONT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

Notary Public

My commission expires:_____

EXHIBIT A

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

Land in Davidson County, Tennessee, being Lot No. 19-B on the plan of Zone Lot Division of Lots 15, 18-22, Bellshire Terrace, Section One, Phase Two, of Record in Book 6250, Page 179 and 180, and amended in Book 6900, page 474, Register's Office for said County, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed from William E. Powell and Debra R. Powell to Michael H. Owens and Jo Marguerita Owens, by deed recorded 91/89, in Book 7928, at page 994, in the Register's Office of Davidson County, Tennessee. Tax Map or Parcel ID No. : 41-15 0 127

This is improved property known 1336 Bellshire Terrace Drive, TN 37207.