PICK-UP

THIS INSTRUMENT PREPARED BY:

DAVID VINCENT
Attorney at Law
219 Second Ave., No.
Second Floor
Nashville, TN 37201

Davidson County DEEDTRS
Recvd: 01/13/05 11:31 3 pgs
Fees:18.00 Taxes:185.00
20050113-0004891

| Name & Address of New Property Owner(s): | Name & Address of Person or Entity Responsible for Payment of Real Property Taxes: | Map/Parcel Numbers: |
|---|---|---|
| Robert H. Herrman<br>P.O. Box 281286<br>Nashville, TN 37228 | Randall Realty Company<br>P.O. Box 281286<br>Nashville, TN 37228 | Map 80-8<br>Parcel 80 |

TRUSTEE'S DEED

WHEREAS, by Installment Deed by Robert H. Herrman to Sean V. Beard and wife, Alleshia C. Beard, of record in Instrument No. 20001215-0123578, said Register's Office for Davidson County, Tennessee, in which Installment Deed Sean V. Beard and wife, Alleshia C. Beard, joined and conveyed the hereinafter described property to Bill Herrman, Trustee, to secure the payment of a promissory note described in said Installment Deed; and

WHEREAS, default was made in the payments and conditions of said note and the owner and holder of said note instructed Bill Herrman, Trustee, to institute foreclosure proceedings as provided in the terms and conditions of said Installment Deed; and

WHEREAS, Bill Herrman, Trustee, did advertise in accordance with the provisions of said Installment Deed giving an intent to sell said property outside the northwest entrance of the Gaylod Entertainment Center located at 501 Broadway, Nashville, Tennessee 37203 on Wednesday, January 5, 2005 at 12:30 o'clock p.m.; and

WHEREAS, at the time and place stated in said advertisement, the said Bill Herrman, Trustee, offered the property hereinafter described for sale to the highest and best bidder for cash at public outcry, free from the statutory and equitable rights of redemption, exemptions of homestead, rights by virtue of marriage, and other rights or exemptions, which were expressly waived in said Installment Deed, but subject to any and all unpaid real estate taxes and liens of record; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Bill Herrman, Trustee, offered for sale and sold said property to Robert H. Herrman for Fifty Thousand ----- And No/00 ----- ($50,000.00) Dollars, and cancellation of the indebtedness, which

amount was the highest, best and last bid.

NOW, THEREFORE, for and in consideration of the sum of Fifty Thousand ----- And No/00 ----- ($50,000.00) Dollars, cash in hand paid, and the cancellation of the indebtedness, I, Bill Herrman, Trustee, does hereby bargain and sell, and by these presents, transfer and convey unto Robert H. Herrman, his heirs and assigns, the following described real property in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 272 on the plan of Bordeaux Gardens, Section I, as of record in Book 3300, page 91 in the Register's Office for said County.
>
> Said Lot No. 272 fronts 55 feet on the westerly side of Panorama Drive and runs back 125.7 feet on the north line and 122.22 feet on the south line and measures 57.86 feet on the rear line.
>
> Being the same property conveyed to Sean V. Beard and wife, Alleschia C. Beard, by deed from Robert H. Herrman of record in Instrument No. 20001215-0123578, Register's Office for Davidson County, Tennessee.

This is IMPROVED PROPERTY, known as 3225 Panorama Drive, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real property with all the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever, but subject to any and all real estate taxes and liens of record

I assign to said Grantee any and all warranties held by me as Trustee, but not otherwise.

Witness my hand on this the 5th day of January, 2005.

Bill Herrman Trustee

BILL HERRMAN, Trustee

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named, Bill Herrman, Trustee, the bargainor, 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 therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 5th day of January, 2005.

NOTARY PUBLIC

My Commission Expires:

January 28, 2006

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

ROBERT H. HERRMAN

Sworn to and subscribed before me on this the 5th day of January, 2005.

NOTARY PUBLIC

My Commission Expires:

January 28, 2006