PICK-UP

(hegwood/nova)
This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID 161-11-F, 16.00 CO
5754 AMALIE DRIVE
NASHVILLE, TN 37211

NO MORTGAGE
New Owner - Send Tax Bills:
STONE STEPS REALTY, INC.
2020 FIELDSTONE PARKWAY
SUITE 900-303
FRANKLIN, TN 37069

Davidson County DEEDTRS
Recvd: 03/22/05 12:09 2 pg
Fees:13.00 Taxes:510.60
20050322-0031131

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on SEPTEMBER 4, 2002, MIDDLE TENNESSEE ESCROW CO was named Trustee in a Deed of Trust of even date executed by **TEOLA HEGWOOD (JOINED BY FRED HEGWOOD, III),** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$136,850.00,** principal and interest at **6.125%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20020913-0111751,** in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, **J. PHILLIP JONES,** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT # 20050224-0020506,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES,** Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: **FEBRUARY 24, 2005/MARCH 3, 2005/MARCH 10, 2005** in THE **NASHVILLE RECORD,** a newspaper published in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on **FRIDAY, MARCH 18, 2005, at 11:00 A.M. OUTSIDE THE DOOR OF THE DAVIDSON COUNTY REGISTER OF DEEDS WHICH IS INSIDE THE GAYLORD ENTERTAINMENT CENTER AT 501 BROADWAY, SUITE 501 (ENTER THE NORTHWEST ENTRANCE NEAR 6TH AVENUE SOUTH) IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE** I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **STONE STEPS REALTY, INC. 2020 FIELDSTONE, PARKWAY SUITE 900-303, FRANKLIN, TN 37069,** submitted the highest and best bid in the amount of **$138,000.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **STONE STEPS REALTY, INC.** its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

Land in Davidson County, Tennessee, being Unit No. 16, on the Plat of Townhouse of Brentwood of record in book 9700, page 990, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description.

Being the same property conveyed to Teola Hegwood and Fred Hegwood III, as joint tenants with rights of survivorship by deed from York Construction Co. LLC in Instrument 200108030082736 of Register's Office for Davidson County, Tennessee.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **STONE STEPS REALTY, INC.**., all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, on MARCH 18, 2005.

J. PHILLIP JONES
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **J. PHILLIP JONES**, 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 therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on MARCH 18, 2005

Notary Public

My Commission Expires: March 26, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$138,000.00**

Affiant

Subscribed and sworn to before me, this 18th day of MARCH, 2005.

Notary Public

My Commission Expires: March 26, 2005

RETURN TO:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228